**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 859061 DEEDWARR
05/19/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.37
20220519-0058073

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $510,100.00

Affiant Signature

Subscribed and sworn to before me on this the 9th day of May, 2022.

Kaylan Gilbert
Notary Public

My Commission expires _____/_____/_____

KAYLAN GILBERT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
5/24/2025
COUNTY OF WILLIAMSON

**NAME AND ADDRESS OF PROPERTY OWNER:**
Paula Studt & Malia Studt
840 Lemont Drive,
Nashville, TN 37216
**SEND TAX BILLS TO:**
Paula Studt & Malia Studt
840 Lemont Drive,
Nashville, TN 37216

**MAP AND PARCEL NUMBER: Tax ID #: 061030D00200CO**

# WARRANTY DEED

**22NT00706**

Effective the 9th Day of May, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Shawn D. Jackson, a married man**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Malia Studt and Paula Studt**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, Being Unit B on the Plan of Lot #32 Gra-Mar Acres, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of The Villas At Saunders Avenue, a Horizontal Property Regime with Private Elements of Record, recorded 11/5/2021, Document No. 20211105-0148040, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property as conveyed to Shawn D. Jackson, a married man by Warranty Deed from Emma Ganet Goodman Johnson dated 12/18/2020 recorded 01/04/2021 in Book na, Page na, as Document Number 20210104-0000356, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 840 Lemont Drive, Nashville, TN 37216-1218

This Conveyance is made subject to Restrictive Covenants recorded as document #20211105-0148040 and easement shown on plat map recorded in book 2133 page 74, register's Office for Davidson County, TN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 9 day of May, 2022.

Shawn D. Jackson

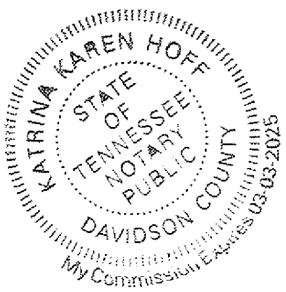
**Shawn D. Jackson**

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shawn D. Jackson,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 03-03-2025



# Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 9th 2022.

Affiant Signature

5/12/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/12/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON