Karen Johnson Davidson County
Batch# 873305 DEEDWARR
06/17/2022 07:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,846.30
20220617-0069282

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Julie
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-2651

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of May, 2022

Notary Public

Commission Expires: _____

SHELBY COUNTY ALABAMA NOTARY PUBLIC JOHN THOMAS RITONDO, JR.

John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Timothy Dale Jackson and Casey Jean Jackson 2202 Baker Road Goodlettsville, TN 37072	Same as new owner	011-00-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lauree B. Leyland, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy Dale Jackson and Casey Jean Jackson, Trustees of Family Trust of Timothy Dale Jackson and Casey Jean Jackson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land lying in Davidson County, Tennessee, shown on the Plan of Will J. Wilson Property by Ragan-Smtih Murphy and Associates, Inc., dated October 11, 1979 and revised October 29, 1979, being more particularly described as follows:

Beginning at an existing iron pin on the Westerly margin of Baker Road that is 548.08 feet, as measures along said margin, from the Northerly line of L.C. Crawford, et ux, as recorded in Book 2246, Page 241, R.O.D.C., Tennessee. This pin is also the Northeasterly corner of the James M. Smith property as recorded in Book 6059, Page 608 R.O.D.C., Tennessee.

1. Leaving said margin, with the North line of the James M. Smith property South 61 degrees 10 minutes 15 seconds West a distance of 2032.31 feet to an existing iron pin; thence.

2. With James M. Smith's Easterly line and the Easterly line of Timothy E. Petre, et ux, as recorded in Book 5750, Page 481, R.O.D.C., Tennessee North 29 degrees 25 minutes 28 seconds West a distance of 260.34 feet to an existing iron pin; thence,

3. With Timothy E. Petre's South line North 61 degrees 10 minutes 15 seconds East a distance of 1976.66 feet to an existing iron pin on the Westerly margin of Baker Road: thence,

4. With said margin South 45 degrees 24 minutes 64 seconds East a distance of 134.80 feet to an existing iron pin; thence,

5. With a 470.85 foot radius curve to the right a distance of 133.10 feet to the point of beginning. Said Survey has a chord bearing and distance of South 37 degree 22 minutes 50 seconds East 132.657 feet. This Tract contains 12.02 acres, more or less.

Being the same property conveyed to Robert Leyland and wife, Lauree B. Leyland by Quitclaim Deed from Jane Wilson Burnette, Robert Leyland and wife, Lauree B. Leyland of record in Instrument No. 20030616-0082281, Register's Office for Davidson County, Tennessee, dated June 05, 2003 and recorded on June 15, 2003. Said property further conveyed to Lauree B. Leyland by Quitclaim Deed from Robert Leyland and Lauree B. Leyland of record in Instrument No. 20170628-0064999, Register's Office for Davidson County, Tennessee, dated June 22, 2017 and recorded on June 28, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2202 Baker Road, Goodlettsville, TN 37072

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; and we so covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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.

Dated this the 26th day of May, 2022.

Lauree B. Leyland

STATE OF Alabama)

COUNTY OF Shelby)

On this 26th day of May, 2022, before me personally appeared Lauree B. Leyland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of May, 2022.

Notary Signature
My commission expires:

JOHN THOMAS RITONDO, JR NOTARY PUBLIC SHELBY COUNTY ALABAMA

John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **5/26/2022** (date of document).

Affiant Signature

5/26/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **May**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

