Karen Johnson Davidson County
Batch# 885410 DEEDWARR
07/07/2022 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $569.80
20220707-0078452

WARRANTY DEED

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

File No. JN-22-2713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marinela Lautt, Trustee of The Panorama Trust dated June 10, 2022	Same Owner	
(NAME)	(NAME)	
3255 Panorama Drive	PO Box 23096	080-08-0-021.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Corey Jackson, Administrator of The Estate of Ronald Jackson, Sr.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marinela Lautt, Trustee of The Panorama Trust dated June 10, 2022**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 393 on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 393 fronts 76.65 feet on the westerly side of Panorama Drive and runs back 121.53 feet on the northerly line and 75.09 feet on the southerly line to a dead line in the rear on which it measures 80.16 feet.

Being the same property conveyed to Ronald Jackson, a single person by Warranty deed from James A. Flexer of record in Book 11008, page 386, Register's Office for Davidson County, Tennessee, dated June 30, 1998 and recorded on July 07, 1998. The said Ronald Jackson a/k/a Ronald Jackson, Sr. subsequently died intestate on December 28, 2020, and his Estate has been admitted for probate under Docket No. 22P604, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville; Probate Division. Pursuant to a certain Order on Motion to Approve Purchase and Sale Agreement, the estate was deemed insolvent and the subject property was ordered to be sold and proceeds paid into the Estate, with Corey A. Jackson, Jr. being named Administrator of the Estate with power to convey the property.

This is property more commonly known as 3255 Panorama Drive, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

do 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.

Witness my/our hand this 27th day of June, 2022.

The Estate of Ronald Jackson, Sr.

By: _____
Corey Jackson, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2022, before me personally appeared Corey Jackson, Administrator of The Estate of Ronald Jackson, Sr., 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 27th day of June, 2022.

_____
Notary Signature
My commission expires: 1/3/23

LESLIE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 JUNE 27, 2022.

Date

Affiant Signature

7/7/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of July, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON