Johnson Davidson County
Batch# 889187 DEEDWARR
07/14/2022 12:13:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220714-0081042

THIS INSTRUMENT PREPARED BY:
PATRICK NEIGHBORS, ESQ.
9111 Cross Park Drive
Suite D-200
Knoxville, Tennessee 37923

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F)

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS:**
RUTH F. JACKSON 7530 Whites Creek Pike Joelton, Tennessee 37080	Same	015 00 0.017.00

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **RUTH F. JACKSON** hereinafter referred to as Grantor has bargained and sold, and by these presents does transfer and convey unto **RUTH F. JACKSON, trustee of the RUTH F. JACKSON REVOCABLE LIVING TRUST DATED** 6-22-2022 (A REVOCABLE LIVING TRUST), hereinafter referred to as Grantee), her successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

For back title, see Instrument 20200128-0010088, Davidson Registry.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record. See prior granting instrument and chain of title for applicable exceptions.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantor further covenants and binds Grantor, Grantor's heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 22 day of June, 2022.

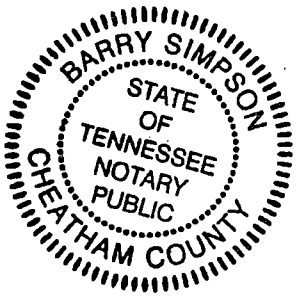
Ruth F. Jackson

RUTH F. JACKSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, the within named **RUTH F. JACKSON**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 22 day of June, 2022.



Barry Simpson

Notary Public

My Commission Expires: .

My commission expires 02-25-2023

Exhibit A

Beginning at a point, this point being an iron pin, 30 feet East of the center line of the Springfield Highway, approximately 811 feet northwest along the easterly ROW line of the Springfield Highway from the centerline of Morgan Road; thence northwesterly 150.0 feet along the easterly ROW line of the Springfield Highway to an iron pin; thence N 79 deg. 16' E, 1337.0 feet to an iron pin; thence S 02 deg. 30' E 143.8 feet along a fence bounded by the J. T. Reeves property to an iron pin; thence S 79 deg. 16' W, 1312.0 feet to an iron pin; this being the point of beginning, containing 4.7 acres, more or less.