WARRANTY DEED

Karen Johnson Davidson County
Batch# 889431 DEEDWARR
07/15/2022 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220715-0081372

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene Ward and Jeannie Seely Ward	new owner	
(NAME) 9539 Miami Ave	(NAME)	052-14-0A-008.00-CO
(ADDRESS) Nashville TN 37214	(ADDRESS)	
(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, **Derrick Lamarr Jackson, married**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Eugene Ward and Jeannie Seely Ward**, husband and wife, 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:

Title Search Report Page 6 of 6 Land in Davidson County, being Unit No. 8, on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument Number 20040812-0097543, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. See also Master Deed of record in Instrument Number 20040811-0097169, as amended in instrument number 20070928-0115984, said Register's Office.

Being the same property conveyed to Michelle Jackson, by Warranty deed of record in Instrument No. 20170811-0082297 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 11, 2017 .

Said Michelle Jackson died on May 13, 2019 leaving Derrick Lamarr Jackson, Taylor Nicole Jackson, Trinity Michelle Jackson and Tamera Ashley Jackson as her heirs at law by Affidavits of Heirship of Record at Instrument No. 202207150081369 and 202207150081370 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Derrick Lamarr Jackson by Executor's deed of record in Instrument No. 20220624-0072248 and Quit Claim Deed at Instrument No. 202207150081371 Register's Office for Davidson County, Tennessee,.

Grantor warrants that this property has not been used as his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2521 Pennington Bend Rd, Unit 115 Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 11th day of July, 2022.

Derrick Lamarr Jackson

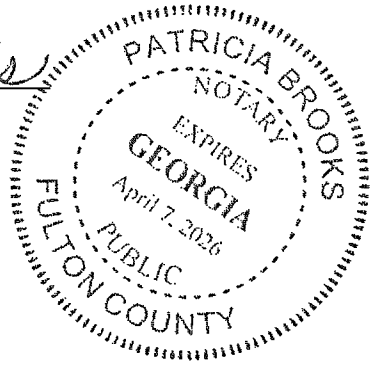
STATE OF GEORGIA
COUNTY OF Fayette

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Derrick Lamarr Jackson** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of July, 2022.

Patricia Brooks
Notary Public

My Commission Expires: 4/7/2026



Certificate of Authenticity

I, Holly A Mason, 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 the 11 day of July, 2022.

Affiant Signature

7/11/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of July, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25