Karen Johnson Davidson County
Batch# 917136 DEEDWARR
09/15/2022 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220915-0103135

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220842065

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of September, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cassandra Lynn Dawson and Megan Jane Carchman 1616 Benjamin Street Nashville TN 37206	New Owner	Tax Parcel ID No. 083 06 0 032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Theresa Clark, Executrix of the Estate of Patricia B. Jackson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cassandra Lynn Dawson and spouse, Megan Jane Carchman,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the plan of Subdivision of Lots No. 8, 9, 10 and Part of Lot No. 7 in Block "A", Lots No. 13, 14 in Block "B", All of Block "C" in Subdivision of "Weakley Place", of record in Plat Book 547, Page 12, Register's Office for said County.

Said Lot No. 41 fronts 50 feet on the Southerly margin of Benjamin Street and extends back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Patricia B. Jackson, a single person, by Warranty Deed from James E. Norton and spouse, Donna R. Norton, of record in Book 8099, Page 967, in the Register's Office of Davidson County, Tennessee, dated April 30, 1990 and recorded on May 1, 1990. The said Patricia B. Jackson died on April 9, 2022, and her probate being filed under Case No. 22P1108, in the Chancery Court of Davidson County, Tennessee naming Theresa Clark as Executrix of the Estate.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Lots No. 8, 9, 10 and Part of Lot No. 7 in Block "A", Lots No. 13, 14 in Block "B", All of Block "C" in Subdivision of "Weakley Place", as recorded in Plat Book 547, Page(s) 12.

This is improved property located at 1616 Benjamin Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2022.

Estate of Patricia B. Jackson

Theresa Clark, Executrix

By: Theresa Clark, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theresa Clark, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Patricia B. Jackson, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of September, 2022.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEVINE, 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 9-7-22.

Date

Affiant Signature

9-15-22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of SEPT, 20 22.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)