This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 920510 DEEDWARR
09/22/2022 01:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220922-0105485

New Owner:	**Send Tax Bill:**	**Map/Parcel**
BETTY ANN JACKSON, Trustee BETTY ANN JACKSON REVOCABLE LIVING TRUST dated March 3, 2022 4709 Crystal Brook Drive Antioch, TN 37013	SAME	162-16-D-054

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this Sept. 22, 2022.

Rachel Schow
Notary Public

My Commission Expires:

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, BETTY ANN JACKSON, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to BETTY ANN JACKSON TRUSTEE of the BETTY ANN JACKSON REVOCABLE LIVING TRUST, dated March 3, 2022.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this September 22, 2022.

By: Betty Ann Jackson
BETTY ANN JACKSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BETTY ANN JACKSON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this September 22, 2022.

Rachel Schow
NOTARY PUBLIC

My Commission Expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section Three, Honey Brook Subdivision of record in Book 7900, page 379 and 380 Register's Office for said county to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Caleb Po-Nin Tang and wife, Roney Sheug-Fai Tang by deed from Barry Construction Company, A Tennessee Corporation of record in Book 8979, page 314, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 79, Page 379 and 380, said Register's Office, which Plan shows a 20 foot minimum building setback line from Crystal Brook Drive and a 10 foot minimum building setback line from Erna Court together with a designated building site, and 10 foot easement for public utility and drainage purposes along the easterly lines of said lot and a 3 x 15 foot utility anchor easement located on the southwesterly corner of said lot and an easement for overhang across the southwesterly corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8298, page 145, Book 8298, page 198; Book 8434, page 447; and ByLaws in Book 8289, page 165, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4709 Crystal Brook Drive, Antioch, Tennessee 37013

Being the same property conveyed to BETTY ANN JACKSON by Warranty Deed of record from CALEB PO-NIN TANG and RONEY SHEUNG-FAI TANG Instrument No. 20030904-0128841, Register's Office for Davidson County, Tennessee.

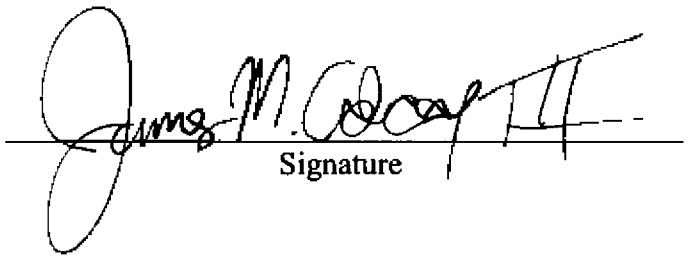
This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 4709 Crystal Brook Drive, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 September 22, 2022 (date of document).



Signature

September 22 2022

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of September, 2022.



Notary Public

My Commission expires: 3/3/26

