RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 921860 DEEDWARR
09/27/2022 09:45:53 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20220927-0106753

Ivey Title, LLC Ref: (DM) Title No.: 62805
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John M. Jackson Barbara A. Jackson 560 Jamestown Rd. Cookeville, TN 38501	John M. Jackson Barbara A. Jackson 560 Jamestown Rd. Cookeville, TN 38501

TAX MAP PARCEL NUMBERS: 131020H00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$470,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith Compton and Valerie Compton, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **John M. Jackson and Barbara A. Jackson**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4244, together with parking spaces as specified on the plat, of Hillsboro Quarters Condominiums Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Inst. No. 200404210045569, amended in 200405110054050, Inst. No. 200501100003192 and Inst. No. 200504250045365, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Keith Compton and Valerie Compton, husband and wife, by Warranty Deed from Shavir Nagarwalla, unmarried, dated April 28, 2015 and recorded on April 29, 2015, of record in Inst. No. 20150429-0038408, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "E" to the Master Deed of record in Inst. No. 200404210045569, amended in 200405110054050, Inst. No. 200501100003192 and Inst. No. 200504250045365, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Inst. No. 200404210045569, amended in 200405110054050, Inst. No. 200501100003192 and Inst. No. 200504250045365, and amendment to By Laws in Inst. No. 20070905-0106403, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Hillsboro Quarters Condominium Owner's Association, Inc. of record in Inst. No. 20040330-0035515, said Register's Office.

This is improved property, known as 4244 Hillsboro Pike, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26TH day of September, 2022.

Keith H. Compton
Keith Compton

Valerie A. Compton
Valerie Compton

State of Tennessee

County of Davidson

On this 26 day of September, 2022, before me the undersigned authority, personally appeared Keith Compton and Valerie Compton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

J. Denise Woods
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $470,000.00.

Affiant

Sworn and subscribed before me this 26th day of September, 2022

My Commission Expires: DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

Dawn Michelle Osborne
Notary