This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 929974 DEEDWARR
10/14/2022 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20221014-0112896

ADDRESS NEW OWNER:
Jacob Tanner Jackson & Samuel Jackson
187 Bonnafield Drive
Hermitage, TN 37076

SEND TAX BILL TO:
First Bank
722 Columbia Ave.
Franklin, TN 37064

MAP/PARCEL 075-05-0-105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wendolyn T. Hullett and Renee N. Myers, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jacob Tanner Jackson and Samuel Jackson, both unmarried, as Joint Tenants with Right of Survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Hermitage Place, Section 1, of record in Book 6900, Page 206, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wendolyn T. Hullett and Renee N. Myers, husband and wife by Warranty Deed from Marlene Dale Stephens, unmarried of record in Instrument No. 20180510-0044767 Register's Office for Davidson County, Tennessee, dated May 07, 2018, and recorded on May 10, 2018.

This is improved property known as: **187 Bonnafield Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 14th day of October, 2022.

WITNESS MY HAND on this the 14th day of October, 2022.

Wendolyn T. Hullett

Renee N. Myers

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Wendolyn T. Hullett and Renee N. Myers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of October, 2022.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09.09.23

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $390,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of October, 2022.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09.09.23

File No: 220445

I, Sheri Engel, 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 this 14th day of October, 2022

Sheri Engel

Dated 10/14/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 14th day of October, 2022

My commission expires: 2/12/23

Notary Public

