STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 950784 DEEDWARR
12/13/2022 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20221213-0129136

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Emily Moody
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2022.

Notary Public
MY COMMISSION EXPIRES: 11-6-2024
File No. G22-17606

SPENCER LAMBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jacob Padgett and Emily Moody (NAME)	AmeriSave Mortgage (NAME)	042-15-0-004.00
103 South Graycroft Avenue (STREET ADDRESS)	3525 Piedmont NE (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Atlanta, GA 30305 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Glen G. Jackson and Laura Jackson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Padgett, an unmarried man, and Emily Moody, an unmarried woman, as joint tenants with right of survivorship,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING on the easterly margin of South Graycroft Road at a point 100' north of the southwest corner of property owned by Bernard D. Drake, of record in Deed Book 5264, Page 695, Register's Office for Davidson County, Tennessee.

THENCE, with the easterly margin of South Graycroft Road, N 02-58-00 E, 120.00'; thence with the southerly line of N. Leon Watson, Sr. and Sarah M. Watson of record in Deed Book 10366, Page 159, said Register's Office: S 86-02-00 E, 269.93'; thence S 02-58-00 W, 120.00'; thence with the northerly line of Drake, N 86-02-00 W, 270.00' to the point of beginning, according to a survey by Cantrell-Kemp, LLC, 103 West Harbor, Hendersonville, TN 37075, License No. 1638, dated September 3, 2002.

BEING the same property conveyed to Glen G. Jackson and Laura Jackson, husband and wife, by Warranty Deed from Aaron D. Cowles and wife, Whitney Cowles and Dana L. Cowles n/k/a Stevenson and husband, Charles Stevenson, dated 8/14/2008 and recorded 8/15/2008 in Instrument No. 20080815-0083923, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 103 South Graycroft Avenue, Nashville, TN 37115.

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. 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 my/our hand(s) this 8th day of December, 2022.

Glen G. Jackson

Laura Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2022, before me personally appeared Glen G. Jackson, Laura Jackson and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 8th day of December, 2022.

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 December 13, 2022

Affiant Signature

Date: 12/13/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 13, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

