WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20277-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 973455 DEEDWARR
02/23/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230223-0012803

MJ-VRES-22-808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MICHAEL FERRENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fabrice Picault	**NEW OWNER**	
(NAME)	(NAME)	**105 14 0N 011.00**
808 Melpark Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRETT JACKSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FABRICE PICAULT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 11, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-0001307; Instrument No. 20210309-0030504 and Amendment to ByLaws in Instrument No. 20210309-0030505 and Instrument No. 20210309-0030506, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brett Jackson, an unmarried man, by Special Warranty Deed from Melpark Partners LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160527-0053993, in the Register's Office of Davidson County, Tennessee, dated May 26, 2016 and recorded on May 27, 2016.

Emily Jackson, spouse of the above named Brett Jackson, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Melpark Townhomes, as recorded in Instrument No. 20150827-0087032.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151222-0128613, as amended in Instrument No. 20160106-0001307; Instrument No. 20210309-0030504 and Amendment to ByLaws in Instrument No. 20210309-0030505 and Instrument No. 20210309-0030506.
- Easement for Temporary Nail, recorded in Instrument No. 20121231-0120563 and Termination recorded in Instrument No. 20150114-0004082.
- Easement for Public Utilities & Drainage, recorded in Instrument No. 20150506-0041486.
- Easement recorded in Instrument No. 20160301-0019395.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **808 Melpark Ct, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 22 DAY OF FEBRUARY, 2023.

Brett Jackson

Emily Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRETT JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Michael Ferrence, 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 2/22/23.

Affiant Signature

2/23/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of Feb, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

