Karen Johnson Davidson County
Batch# 978298 DEEDWARR
03/08/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230308-0016787

Warranty Deed

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $395,000.00 Affiant Subscribed and sworn to before me, this the 6th day of March, 2023. Notary Public My commission expires: 05/23/2023

~~THIS INSTRUMENT~~ WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Zachary Davis and Lane Davis	New Owner(s)	086-07-0-027.00
1137 Jacksons View Rd		
Hermitage TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JANSEN BROUSSARD KING, A SINGLE MAN, AND GIA BROUSSARD, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY DAVIS AND LANE DAVIS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Phase I, Section Two, on the Plan of Jackson's Retreat, of record in Plat Book 5200, Pages 334 and 335, and amended in Book 5972, Page 96, 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 Jansen Broussard King, un unmarried man by Warranty Deed from Michelle Kellum, unmarried, formerly known as Michelle Gomez of record in Instrument No. 20200520-0052572 Register's Office for Davidson County, Tennessee, dated May 14, 2020 and recorded on May 20, 2020.

Being the same property conveyed to Jansen Broussard King, a single man, and Gia Broussard, a single woman, as joint tenants with rights of survivorship by Quitclaim Deed from Jansen Broussard King, an unmarried man of record in Instrument No. 20220204-0013377 Register's Office for Davidson County, Tennessee, dated January 12, 2022 and recorded on February 04, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1137 Jacksons View Road, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of March, 2023.

Jansen Broussard King

Gia Broussard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 6th day of March, 2023.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **March 6, 2023**.

Affiant Signature

March 8, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

8th day of **March**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

