Karen Johnson Davidson County
Batch# 981941 DEEDWARR
03/17/2023 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20230317-0019562

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of March, 2023.

Notary Public

(Affix Seal)

My Commission Expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

2023-03-705

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Amy L. Jackson 825 Holt Grove Court Nashville, TN 37211	OWNER	Map/Parcel 161-11-0A-013.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelli A. Doyle, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy L. Jackson**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 13 on the Plan of Huntington Ridge Townhomes, of record in Plat Book 4675, Page 9, 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 Kelli A. Doyle, a single person by Warranty Deed from Elizabeth D. Everett, a single person of record in Instrument No. 20030127-0011144 Register's Office for Davidson County, Tennessee, dated January 23, 2003 and recorded on January 27, 2003.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 355 Huntington Ridge Drive, Nashville, TN 37211.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 17th day of March, 2023:

Kelli A. Doyle

Kelli A. Doyle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of March, 2023, before me personally appeared Kelli A. Doyle, 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 17th day of March, 2023.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3/17/2023.

Date

Affiant Signature

3/17/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of March, 2023.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

