WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20521R

Name and Address of New Owner:
Ebone Ingram
2600 Hillsboro Pike, Unit 328
Nashville, TN 37212

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 985754 DEEDWARR
03/28/2023 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20230328-0022662

Map & Parcel No: 117030H32800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas Logan Jackson and Lora Sue Jackson,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ebone Ingram,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 328 and Storage Space 317, of The Enclave at Hillsboro Village, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Master Deed establishing The Enclave at Hillsboro Village, of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Thomas Logan Jackson and Lora Sue Jackson, husband and wife by Warranty Deed from Robert Barbero, unmarried dated August 17th 2018 and recorded August 21st 2018 of record in Instrument No. 20180821-0082981, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2600 Hillsboro Pike, Unit 328, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of March, 2023.

_____(SEAL)
Thomas Logan Jackson

_____(SEAL)
Lora Sue Jackson

STATE OF Indiana
COUNTY OF Bartholomew

On this 16 day of March, 2023, before me personally appeared Thomas Logan Jackson and Lora Sue Jackson, 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 16 day of March, 2023.

_____
Notary Signature
My commission expires: 9-21-26

NOTARY PUBLIC SEAL INDIANA
STACEY BRASHER
Notary Public, State of Indiana
Jackson County
Commission Number NP0715984
My Commission Expires
September 21, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $535,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28 day of March, 2023.

_____
Notary Signature
My commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 3/16/23.

Affiant Signature

3/28/23
Date

State of Tennessee

County of _____

Sworn to and subscribed before me this 28 day of March, 2023.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

