Karen Johnson Davidson County
Batch# 986832 DEEDWARR
03/30/2023 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20230330-0023196

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00.

Lynnelle Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/4/2024
(AFFIX SEAL)

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 23-L-072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lynnelle Evans	Lynnelle E. Evans	162120B00600CO
(NAME) 1345 Bell Road #308	(NAME) 6200 Biota Trail	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Nine Thousand And No/100 Dollars ($329,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JACKSON MEADOWS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LYNNELLE E. EVANS, AN UNMARRIED WOMAN, 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:

Land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Unit 2-C, of Tract II on the Final Plat of Villas at Belle Parke, Phase II, as shown by plat appearing of record in Instrument No. 20020722-0087814 and as defined in the Amendment to Master Deed and Bylaws for Villas at Belle Parke, a Horizontal Property Regime of record in Instrument No. 20040218-0018915, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit.

Being the same property conveyed to Jackson Meadows, LLC, a Tennessee limited liability company, by Warranty Deed, from Shane E. Wilson, Unmarried, dated November 16, 2022, recorded November 22, 2022, of record in Instrument No. 20221122-0123566, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Shane E. Wilson, by Quitclaim Deed, from Miranda L. Wilson, dated January 27, 2017, recorded February 6, 2017, of record in Instrument No. 20170206-0012687, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Shane E. Wilson and Miranda L. Wilson, husband and wife, by Warranty Deed, from NVR, Inc., a Virginia Corporation Corporation T/A Fox Ridge Homes, dated September 30, 2004, recorded October 7, 2004, of record in Instrument No. 20041007-0121392, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1345 Bell Road #308, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 24 day of March, 2023.

Jackson Meadows, LLC

BY: _____
David Childers
Manager

LLC
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared David Childers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Jackson Meadows, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager

Witness my hand, at office, this 24 day of March 2023.

_____
Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June, 17, 2026
COUNTY OF WILLIAMSON

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/24/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 03/24/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 **day of** March **,** 2023**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM