Karen Johnson Davidson County
Batch# 993140 DEEDWARR
04/18/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230418-0028440

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00.

Affiant

Subscribed and sworn to me on 04/17/23.

NOTARY PUBLIC
My Commission Expires: 5-4-24

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Thomas Knepper 912 Aladdin Drive Nashville, Tennessee 37217	**New Owner**	107-14-0-071.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jessica L. McKinney, now married and known as Jessica L. Jackson, and Patrik Jackson, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Robert Thomas Knepper, an unmarried man, and Kimberly Tidman, an unmarried woman, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 139 on the Map of Miro-Meadows Subdivision, of record in Book 1424, Page 94 and 95, or the Register's Office for said County.

Beginning at a point in the Easterly margin of Aladdin Drive, at the common corner of Lots 139 and 140; thence with the line between said lots. Easterly 143 feet to the common corner of said lots and of lots 160 and 161; thence Southerly with the line between Lots 139 and 161, 77.93 feet to the Northerly margin of Kent Place; thence with the margin or the same Westerly 123 feet to the beginning of a curve at the intersection of said Kent Place and Aladdin Drive; thence around said curve Northwesterly 31.42 feet to a point in the Easterly margin of Aladdin Drive; thence with the margin of the same, Northerly 57.93 feet to the beginning.

Being the same property conveyed to Jessica L. McKinney, single woman, by Warranty Deed from Betty Grizzle, Successor Trustee of the Spencer Trust, dated November 6, 2015, as recorded on the 21st day of December, 2017 in Instrument No. 20171221-0130167, in the Register's Office of Davidson County, Tennessee.

Patrik Jackson, spouse of Jessica L. Jackson, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Jessica L. Jackson.

This is improved property known as 912 Aladdin Drive, Nashville, Tennessee 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 04/17/23.

Jessica L. Jackson

Patrik Jackson

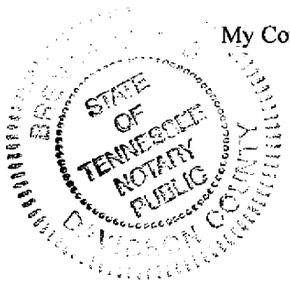
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/17/23, before me personally appeared Jessica L. Jackson and Patrik Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 04/17/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4.17.23 .

Affiant Signature

4.17.23
Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: 05/09/2026

