Karen Johnson Davidson County
Batch# 1015969 DEEDWARR
06/16/2023 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,949.90
20230616-0046046

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $527,000.00.

Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2025
(AFFIX SEAL)

MJ-BR-23-1531

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Lee Jackson and Leslie Jackson	**Highlands Residential Mortgage**	
(NAME)	(NAME)	**081-12-0-256.00**
1531 Arthur Ave.	**950 W. Bethany Dr., Ste. 800**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Allen, TX 75013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AQUILA PROPERTIES, AN ALABAMA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT LEE JACKSON AND LESLIE JACKSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 355 on the Plan of D.T. McGavock and Other's Addition to Nashville of record in Plat Book 21, Page 23, 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 Aquila Properties, an Alabama limited liability company by Warranty deed from Premier Consulting, Inc., Trustee of the 1531 Arthur Avenue Trust Dated August 20, 2011 of record in Instrument No. 20171101-0112153 Register's Office for Davidson County, Tennessee, dated October 25, 2017 and recorded on November 01, 2017.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement of record in Instrument Number 20200228-0022660, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4365, Page 721, in the Register's Office for Davidson County, Tennessee.
- Right of Ways of Monroe Street and an alleyway.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1531 Arthur Ave., Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 15th DAY OF JUNE, 2023.

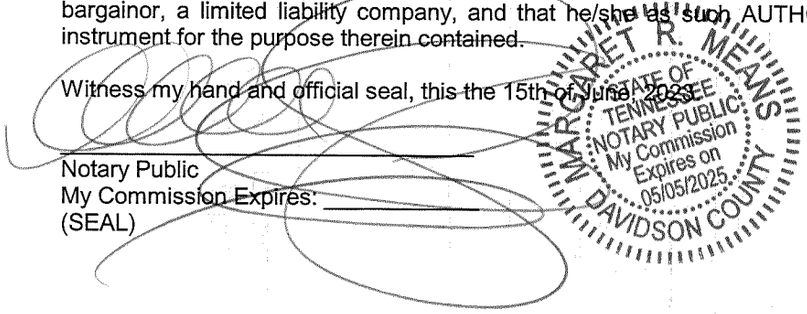
Aquila Properties

BY:_____
Davina Kraeger
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVINA KRAEGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of AQUILA PROPERTIES the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of June, 2023.



_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of June, 2023.

Affiant Signature
Date 6-15-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024