Karen Johnson Davidson County
Batch# 1017869 DEEDWARR
06/22/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20230622-0047594

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2023.

Notary Public

My commission expires: 5/20/2025

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michelle Burkley	**NewRez, LLC**	**033-16-0-234.00**
1121 N. Graycroft Ave	**1100 Virginia Dr., Ste 125**	
Madison, TN 37115	**Fort Washington, PA 19034**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kwesi A. Jackson, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Burkley, married,** 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:

Property known as: 1121 N. Graycroft Ave, Madison, TN 37115, County of Davidson

Being Lot No. 5A, on the zone lot division of Lot 5, Primrose Meadows, Section 4, as shown on plat of record in Plat Book 6900, Page 378, which amends plat of record in Book 6200, Page 218, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kwesi A. Jackson, by Special Warranty Deed from U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2005-FF10, dated 12/22/2008 and recorded 02/05/2009 in Instrument No. 20090205-0010157, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 033-16-0-234.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is Improved property known as: 1121 N. Graycroft Ave, Madison, TN 37115.

LTE File No.: 23-1153TN

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 in 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.

Witness my/our hand(s) this 2nd day of June, 2023.

Kwesi A. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2023, before me personally appeared **Kwesi A. Jackson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 2nd day of June, 2023.

Notary Public

Commission Expiration:

5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

LTE File No.: 23-1153TN

Tennessee Certification of Electronic Document

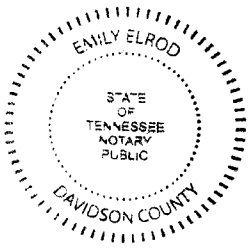
I, Aubrey Seavers, do hereby make oath that I am a licensed attorney and /or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/2/2023 (date of document).

Affiant Signature

6/15/2023
Date

State of Tennessee
County of Davidson

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



Notary's Signature

My Commission Expires: 5/9/2026

NOTARY'S SEAL