Karen Johnson Davidson County
Batch# 1023529 DEEDWARR
07/07/2023 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230707-0051870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

WARRANTY DEED

JUDITH L. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 6TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheppard Jones, an unmarried man	OneTrust Home Loans (NAME)	
6217 Eatons Creek Rd (ADDRESS)	1064 Ponce De Leon Ave., Suite 407 (ADDRESS)	021-00-0-042.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	San Juan, PR 00907 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ruby Dean Jackson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sheppard Jones, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract of land in Davidson County, Tennessee, described more fully as follows: Being part of Tract No. 4 as shown on survey of the Division of George E. Anderson's Farm, not of record, described according to a survey made by Hickerson and Hickerson, Engineers, February 6, 1961, as follows: Beginning in the center of Eaton's Creek Road at the northeasterly corner of the property conveyed to W. J. Johns, by deed of record in Book 2539, page 275, Register's Office for said County, and running thence N 87° W 369.8 feet to an iron pin; thence north 3° 30' East 100 feet to an iron pin; thence S 87° E 367.9 feet to the center of Eatons Creek Road; thence, with the center of said road, S 2° 15' W 100 feet to the beginning, containing 0.8 acres, more or less, exclusive of the area contained in said roadway.

Being the same property conveyed to Clarence E. Jackson, Jr. and wife, Ruby D. Jackson by Warranty deed from Charles W. Waller and wife, Barbara Lynn Waller of record in Book 4548, page 69, Register's Office for Davidson County, Tennessee, dated October 22, 1971 and recorded on October 26, 1971. Being the same property conveyed to Clarence Eugene Jackson, Jr. and Ruby Dean Jackson, as Trustees for The Clarence Eugene Jackson, Jr. and Ruby Dean Jackson Revocable Living Trust by Quitclaim deed from Clarence Eugene Jackson, Jr. and Ruby Dean Jackson of record in Instrument No. 20080313-0025288 Register's Office for Davidson County, Tennessee, dated August 1, 2007 and recorded on March 13, 2008. Being the same property conveyed to Clarence Eugene Jackson, Jr. and wife, Ruby Dean Jackson by Quitclaim deed from Clarence Eugene Jackson, Jr. and Ruby Dean Jackson, as Trustees for The Clarence Eugene Jackson, Jr. and Ruby Dean Jackson Revocable Living Trust of record in Instrument No. 20130412-0036730 Register's Office for Davidson County, Tennessee, dated April 8, 2013 and recorded on April 12, 2013.

Clarence Eugene Jackson, Jr. having since died on September 30, 2014 and leaving, Ruby Dean Jackson as surviving spouse. Ruby Dean Jackson executes this instrument by and through Donna Cumming, Attorney in Fact pursuant to her Power of Attorney recorded Instrument No. 202307070051869.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6217 Eatons Creek Rd, Joelton, TN 37080
(House Number) (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

WARRANTY DEED
(Continued)

plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 6th day of July, 2023.

Ruby Dean Jackson by Donna Cumming

Ruby Dean Jackson by Donna Cumming, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Donna Cumming,, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself to be the attorney-in-fact for Ruby Dean Jackson, the within named bargainor, and that she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Ruby Dean Jackson by herself as attorney-in-fact and attesting the same by the said Donna Cumming, as attorney-in-fact.

Witness my hand and seal on this the 16 day of July, 2023.

Notary Public
My commission expires: 7/6/2026

DANIEL D. MISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

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 6 day of July, 2023.

Affiant Signature
Date 7-6-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

