Karen Johnson Davidson County
Batch# 1027897 DEEDWARR
07/18/2023 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,634.40
20230718-0055333

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $712,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

CATHERINE DEBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jessica Jackson and Patrik Jackson	Churchill Mortgage Corporation	
(NAME)	(NAME)	
635 Oakley Drive		146-15-0-062.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	1749 Mallory Lane Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andrew E. Wicke and Emily G. Wicke, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jessica Leigh Jackson and Patrik Austin Jackson, wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 105, on the PLAN OF HAILEYWOOD ESTATES, SECTION VI, of record in Plat Book 2331, Page 158, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Andrew E. Wicke and Emily G. Wicke, husband and wife, by Warranty Deed dated 06/30/2017 from Christopher James Gill and wife Stephanie A. Gill of record in Instrument No. 20170711-0069453, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 635 Oakley Drive, Nashville, TN 37220
(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.

Matters shown on plat of record in Plat Book 2331, Page 158, Register's Office for Davidson County, Tennessee. Restrictive Covenants in Book 2634, Page 612, Register's Office for Davidson County, Tennessee, are expired. Easement for flow of creek. (across rear of property)

Effective the 14 day of July, 2023.

Andrew E. Wicke

Emily G. Wicke

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid,Andrew E. Wicke and Emily G. Wicke, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of July, 2023.

Notary Public

Printed Name: the undersigned

My Commission Expires: 8/10/25

Donald P. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on 7/14/2023.

John Cobb Rochford

7/14/2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 7/14/2023.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025