Karen Johnson Davidson County
Batch# 1037578 DEEDWARR
08/11/2023 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $984.20
20230811-0062528

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $266,000.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2023.

Notary Public
My commission expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Ronald Edward Jackson, Jr	**Rocket Mortgage, LLC, ISAOA**	**05103013500**
908 Vantrease Rd	**1050 Woodward Ave**	
Madison, TN 37115	**Detroit, MI 48226-1906**	

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 ACKNOWLEDGE, WE,

Ronald E Jackson, married and Gwendolyn Sue Sloan, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald Edward Jackson, Jr, unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 15, on the Map of Stratton Height Subdivision, of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ronald E Jackson and Gwendolyn Sue Sloan, as tenants in common, by Quitclaim Deed from Ronald E Jackson and Gwendolyn Sue Sloan, as Successor Trustees of The Arthur B Jackson and Mary M Jackson Revocable Living Trust, dated November 7, 2019, of record in Instrument No. 20191115-0118058, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Arthur B Jackson and Mary M Jackson Revocable Living Trust, by Quitclaim Deed from Arthur B Jackson and Mary M Jackson, dated December 27, 1994, of record in Book 11536, Page 139, in the Register's Office for Davidson County, Tennessee. Arthur B Jackson died August 27, 2011. Mary M Jackson died June 8, 2019, leaving Ronald E Jackson and Gwendolyn Sue Sloan as Successor Trustees of The Arthur B Jackson and Mary M Jackson Revocable Living Trust. Reference is hereby made to Summary of Trust Agreement of record in Instrument No. 20191115-0118058, said Register's Office.

Further being the same property conveyed to Arthur B Jackson and wife, Mary Katherine Jackson, by Deed from J T Nixon and wife, Mary E Nixon, dated April 28, 1952, of record in Book 2045, Page 109, in the Register's Office for Davidson County, Tennessee. This is not the primary residence of the Grantors nor their spouses.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 908 Vantrease Rd, Madison, TN 37115.

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.

Ronald E Jackson Date: 8/11/23

Ronald E Jackson

Gwendolyn Sloan Date: 8/11/23

Gwendolyn Sue Sloan

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Ronald E Jackson and Gwendolyn Sue Sloan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2023.

D Paulsson

NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kristen Traini, 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 8/11/2023
Date

Affiant Signature

8/11/2023
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 11th day of August, 2023.

Notary's Signature
My Commission Expires: 10 21 2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER