WARRANTY DEED

Karen Johnson Davidson County
Batch# 1049836 DEEDWARR
09/14/2023 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20230914-0072150

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **175,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS 7 day of ~~August~~ September, 2023

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(Affix Seal)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

C23-109

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Jones		
0 Ingram Rd	New Owner	**47.00 - 168**
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Regina Tidwell Jackson, an unmarried woman, f/n/a Regina T Blackwell,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THERE PRESENTS DOES TRANFER AND CONVEY UNTO **Wesley Jones, an Unmarried Man,** HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

5 Acre Parcel from Parcel 47.00

Being a part of parcel 47.00 on Map 31-00 in the 3rd Councilmatic District of Davidson County, Tennessee, and located on the North margin of Ingram Road, and East of Lickton Pike, as evidenced in Deed Book 9864, Page 510 in the Register's Office of Davidson County, Tennessee (R.O.D.C.T) and being more particularly described as follows:

BEGINNING at an iron pin in the North margin of Ingram Road, said iron pin being the Southeast corner of the property herein described and said iron pin being the Southwest corner of Kiningham (parcel 124.00 Map 31-00) as evidenced in Deed Book 8941, Page 740 R.O.D.C.T and shown as lot 1 & 2 on the J.R. Reed Subdivision as evidence in Deed Book 6900, Page 937, R.O.D.C.T., thence

1) leaving Kiningham, along the North margin of Ingram Road, South 79 degrees 00 minutes 20 seconds West a distance of 25.00 feet to a point in the North margin of Ingram Road, thence;

2) leaving the North margin of Ingram Road, severing Blackwell, North 10 degrees 59 minutes 40 seconds West a distance of 557.15 feet to a point, said being in the West line of the property herein described, thence;

3) continuing to sever Blackwell, North 23 degrees 10 minutes 18 seconds West a distance of 527.13 feet to a point, said point being the Northwest corner of the property herein described and said point being in the South line of Wall (Parcel 42.00 Map 31-00) as evidenced in Instrument Number 20010912/009528 R.O.D.CT., thence;

4) along the line common with Wall, North 69 degrees 29 minutes 40 seconds East a distance of 469.04 feet to an iron pin, said iron pin being the Northeast corner of the property herein described, and said iron pin being in the South line of Hudgins (Parcel 46.00 Map 31-00) as evidence in Instrument Number 20000125/0008066 R.O.D.C.T., thence,

5) leaving he line common with Wall (Parcel 42.00 Map 31-00), following the line common with Hudgins (Parcel 46.00 Map 31-00), South 01 degrees 47 minutes 30 seconds West a distance of 697.24 feet to an iron pin, said pin being an interior corner of the property described herein and said being the Southwest corner of Hudgins (Parcel 107.00 Map 31-00) as evidenced in Deed Book 9864, Page 761 R.O.D.C.T. said iron pin also being in the North line of Kiningham, thence,

6) leaving Hudgins (Parcel 107 Map 31-00), following the line common with Kiningham, South 78 degrees 04 minutes 00 seconds West a distance of 172.11 feet to an iron pin, said pin being an interior corner of the property herein described and said pin being the Northwest corner of Kiningham thence,

7) following the line common with Kiningham, South 10 degrees 59 minutes 40 seconds East a distance of 467.15 feet to an iron pin, the BEGINNING, containig 5.0000 acres more or less, according to a survey by Jesse E. Walker, RLS, PE.

Being the ame property conveyed by Final Divorce Decree conveyed to Regina Lynn Blackwell vs Randall Travis Blackwell (83CC1-2009-CV-1272) dated 08/11/2010 and filed for record on 12/17/2010 of record in Instrument No. 20101217-0100600, said Register's Office for said County. and further conveyed to Regina T. Blackwell by Quitclaim Deed from Randall T. Blackwell and Bennie Edward Blackwell, filed for record 08./25/2023, of record in Instrument #20230825-0066607, Register's Office, Davidson County, Tennessee. ALSO SEE "EXHIBIT "A" FOR SURVEY DRAWING.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **0 Ingram Rd, Whites Creek, TN 37189**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Witness our hands this 1st day of Sept, 2023.

Regina Tidwell Jackson f/n/a Regina T Blackwell

Regina Tidwell Jackson f/n/a Regina T. Blackwell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Regina Tidwell Jackson** the bargainor(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 and official seal this 1st day of Sept, 2023.

Commission Expires: 6-29-2027

Rebecca Moss
Notary Public

REBECCA MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/1/23.

Affiant Signature – Joshua A. Terry

9/7/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/7/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27