Karen Johnson Davidson County
Batch# 1050152 DEEDWARR
09/14/2023 02 10 21 PM 3 pgs
Fees $18 00 Taxes $1,139 60
20230914-0072265

PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DW) Title No 63279
Dav Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Isaiah Marquis Jackson 253 Westfield Drive Nashville, TN 37221	Lincoln Home Loans, LLC, ISAOA 40 Burton Hills Boulevard, Ste 200 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 128130A25300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$308,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jackie & Viv Partners, General Partnership**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Isaiah Marquis Jackson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No 253 of Westfield Condominium (formerly the Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Master Deed of record in Book 6250, page 590, revised in Book 6250, page 748 and amended in Book 6831, page 982, said Register's Office

Being the same property conveyed to Jackie & Viv Partners, General Partnership, by Warranty Deed from Louise Browning, unmarried, dated June 30, 2023 and recorded on July 6, 2023 of record in Instrument No. 20230706-0051735, Register's Office for Davidson County, Tennessee

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to Taxes for 2023, and subsequent years, The Plan of record in Book 6250, page 590, as revised in Book 6250, page 748 and amended in Book 6831, page 982, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description The provisions of the condominium Master Deed of record in Book 6678, page 771, Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256, and Book 9608, page 719, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Easements, Covenants and Conditions contained in Deed of record in Book 6551, page 988, said Register's Office Charter of the Westfield Condominium Homeowners Association of record in Book 6746, page 677, said Register's Office Easement to Comcast of Nashville I, LLC, of record in Instrument No 20151130-0120253, said Register's Office Agreement for Public Utilities Easement of record in Book 7803, page 694, said Register's Office. Grant of Easement for sewer line to Harpeth Valley Utilities District of record in Book 6551, page 981, said Register's Office

This is improved property, known as 253 Westfield Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of September, 2023.

Jackie & Viv Partners, General Partnership

By: _____
Sarah Milligan, Partner

_____
Sydney Guy, Partner

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Sarah Milligan and Sydney Guy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and were identified as Partners (or other officer authorized to execute this instrument) of **Jackie & Viv Partners, General Partnership,** the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 12th day of September, 2023.

My Commission Expires _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $308,000 00.

Affiant

Sworn and subscribed before me this 14th day of September, 2023.

Notary

My Commission Expires

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026