WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $855,000 00

Affidnt

Subscribed and sworn to me on 09/29/23

NOTARY PUBLIC

My Commission Expires 5-9-26

THIS INSTRUMENT WAS PREPARED BY

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1056060 DEEDWARR
10/02/2023 10:03:02 AM 2 pgs
Fees $13 00 Taxes $3,163 50

20231002-0077011

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Leslie Charles Jackson Jr Mary B Jackson 712 Clematis Drive Nashville, TN 37205	NEW OWNER	115-02-0-111 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DAVID J BAULCH AND WIFE, HOLLY H. BAULCH, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Leslie Charles Jackson Jr. and Mary B Jackson, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

> Land in Davidson County, Tennessee, being Lot No 141, as shown on the map entitled Crest Meade Section III, of record in Plat Book 2331, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description
>
> Being the same property conveyed to DAVID J BAULCH AND WIFE, HOLLY H BAULCH, by deed from THOMAS R. HILLMAN AND WIFE, ANNE MCRAE HILLMAN, of record in Book 9255, page 564, dated February 14, 1994, said Register's Office
>
> This is improved property known as 712 Clematis Drive, Nashville, Tennessee 37205

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 my hand and official seal on 09/29/23.

David J Baulch

Holly H. Baulch
By: David J Baulch, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/29/23, before me personally appeared David J Baulch, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 09/29/23

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

NOTARY PUBLIC

My Commission Expires 9-7-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David J Baulch, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Holly H Baulch and is authorized by Holly H Baulch to execute this instrument on behalf of Holly H Baulch.

Witness my hand and official seal on 09/29/23.

CATHERINE DEBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

NOTARY PUBLIC

My Commission Expires 9-7-26