Karen Johnson Davidson County
Batch# 1066147 DEEDWARR
10/30/2023 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,444.22
20231030-0084775

WARRANTY DEED

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,330.00.

Jenna R. Reeder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2023.

Sarah Hazlewood
Notary Public

MY COMMISSION EXPIRES: 09-07-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-6686-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Isabella Katherine Guerry and Simon Dumas	American Pacific Mtg. Corp	051-06-0C-025.00-CO
(NAME)	(NAME)	
1527 Yarra Street	580 Menlo Dr. Ste. 2	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Rocklin, CA 95765	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety Thousand Three Hundred Thirty And No/100 Dollars ($390,330.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LESLIE C. JACKSON, MARRIED, AND KEVIN RAGAN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISABELLA KATHERINE GUERRY AND SIMON DUMAS, WIFE AND HUSBAND**, 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 Unit No. 25, The Yarra, a Horizontal Property Regime with Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for The Yarra, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210408-0046599 as amended by First Amendment recorded in Instrument No. 20211104-0147768, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leslie C. Jackson, married and Kevin Ragan, married by Warranty deed from Townhomes on Graycroft, GP, a Tennessee General Partnership of record in Instrument No. 20230216-0011121 Register's Office for Davidson County, Tennessee, dated February 10, 2023 and recorded on February 16, 2023.

Subject property has never been a primary residence of the herein named Grantors or their spouses.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1527 Yarra Street, Madison, TN 37115
(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.

Witness our hands this 24 day of October, 2023.

Leslie C. Jackson

Kevin Ragan

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 Leslie C. Jackson and Kevin Ragan, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of October, 2023.

My Commission Expires: Jan 8 2024

Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 October 24, 2023 (date of document).

Affiant Signature

October 30, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023