Karen Johnson Davidson County
Batch# 1074556 DEEDWARR
11/22/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20231122-0091080

WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2023.0184

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kato E. Richardson	First Farmers and Merchants Bank	034 05 0 045.00
(NAME)	(NAME)	
504 Monica Avenue	816 South GardenStreet	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Five Thousand And No/100 Dollars ($245,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHAROLETTE STALLS JACKSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATO E. RICHARDSON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 50 on the Plan of Gatewood Subdivision, Section One, as of record in Book 3300, Page(s) 47-52, Register's Office for said County.

Said Lot No. 50 fronts 75 0 feet on the easterly side of Monica Avenue and extends back 242 7 feet on the northerly line and 184.0 feet on the southerly line to a dead line in the rear, measuring 134.8 feet thereon.

Being the same property conveyed to Charlotte Stalls Jackson by Affidavit as to Heirs, dated May 15, 2023 and recorded on June 23, 2023 in Instrument Number 20230623-0047826, Register's Office for Davidson County, Tennessee.

Charolette Stalls Jackson and Charlotte Stalls Jackson are one and the same person.

Commonly known as 504 Monica Avenue, Goodlettsville, TN 37072

unimproved ☐
This is improved ☒ property, known as 504 Monica Avenue, Goodlettsville, TN 37072
(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 21st day of November, 2023.

Charolette Stalls Jackson

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 21st day of November, 2023, before me personally appeared Charolette Jackson Stalls, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and seal this 21st day of November, 2023.

Notary Public

My Commission Expires: 3/25/25

J. MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

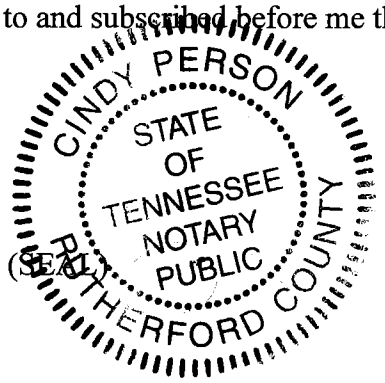
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-21-2023.

Affiant Signature

11/22/2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 22 day of November, 2023.



Notary Public

My Commission Expires: 4-19-2027