THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945929** Karen Johnson Davidson County Batch# 1076392 DEEDWARR 11/29/2023 10:45:30 AM 3 pgs Fees: $18.00 Taxes: $2,738.00 20231129-0092049	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $740,000.00. Affiant Subscribed and sworn to before me, this 28th day of November, 2023. Notary Public My Commission Expires: Sondra Mourgey Notary Public Maury County, State of Tennessee My Commission Expires January 22, 2025

WARRANTY DEED

Address New Owner: Sheila Dial Barton and Edwin Barton 1741 Woodsong Drive #33 Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159 06 0B 033.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Jackson and Elizabeth Jackson, Trustees of the Jackson Revocable Living Trust, dated July 27, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sheila Dial Barton and Edwin Barton, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33, on the plan of Voce, Phase 2B, as shown on Plat of record in Instrument 20160808-0082374, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Jackson and Elizabeth Jackson, Trustees of the Jackson Revocable Living Trust, dated July 27, 2021, by Warranty Deed from Jeffrey Jackson and Elizabeth Jackson, husband and wife, of record in Instrument No. 20230630-0050124, in the Register's Office of Davidson County, Tennessee, dated June 19, 2023 and recorded on June 30, 2023.

Being the same property conveyed to Jeffrey Jackson and Elizabeth Jackson, husband and wife, by Special Warranty Deed from Voce Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20220815-0092274, in the Register's Office of Davidson County, Tennessee, dated August 12, 2022 and recorded on August 15, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Voce, Phase 2B, as recorded in Instrument No. 20160808-0082374.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140307-0019304.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20130819-0086872.

Easement for Grant of Transmission Line, recorded in Book 2270, Page 92.

Easement for Access, Ingress, Egress and Utilities, recorded in Book 9184, Page 876.

Easement for Piedmont Natural Gas Company, Inc, recorded in Instrument No. 20130919-0098914, as amended in Instrument No. 20160307-0021320.

Application for Greenbelt Assessment - Agricultural as recorded in Instrument No. 20090319-0024666.

This is unimproved property located at 1741 Woodsong Drive #33 Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of November, 2023.

Jackson Revocable Living Trust

By: Jeffrey Jackson, Trustee

By: Elizabeth Jackson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Jackson and Elizabeth Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Jackson Revocable Living Trust, dated July 27, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of November, 2023.

CHRISTOPHER PEARMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-17-2024

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Holly Ray, 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 11/28/23.

Date

Holly Ray

Affiant Signature

11/28/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of November, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY