Karen Johnson Davidson County
Batch# 1082615 DEEDWARR
12/15/2023 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $864.88
20231215-0096966

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,750.00.

Shery Assal
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15 day of December, 2024.

Allisyn G. Pinkston
Notary Public

(Affix Seal)

My Commission Expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

2023-12-1386

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shery Assal, Trustee of Shery Assal Revocable Trust, dated July 5, 2018 1744 Sprucedale Drive Nashville, TN 37013	OWNER	Map/Parcel 175-02-0E-017.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Arielle Nicole Jackson, Trustee of The Arielle Nicole Jackson Trust dated February 27, 2022,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Shery Assal, Trustee of Shery Assal Revocable Trust, dated July 5, 2018** hereinafter called the GRANTEE, her successors and assigns, that 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. 3105 on the Plan of Section Four, Old Hickory Commons, a planned unit development, as depicted in the Supplemental Declaration of Amended an Restated Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Section Four of record at Instrument Number 2017-0602-0055284, in the 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 Arielle N. Jackson, unmarried woman by Warranty Deed from Monica O'Hara, married of record in Instrument No. 20200428-0044082 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 28, 2020.

Being the same property conveyed to The Arielle Nicole Jackson Trust dated February 27, 2022 by Quitclaim Deed from Arielle N. Jackson, unmarried woman of record in Instrument No. 20220311-0028908 Register's Office for Davidson County, Tennessee, dated February 27, 2022 and recorded on March 11, 2022.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien now due and payable but not delinquent, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1744 Sprucedale Drive, Nashville, TN 37013.

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, her successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 15 day December, 2024.

The Arielle Nicole Jackson Trust dated February 27, 2022

By: Arielle Nicole Jackson, Trustee
Arielle Nicole Jackson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of December, 2024, before me personally appeared Arielle Nicole Jackson, Trustee of The Arielle Nicole Jackson Trust dated February 27, 2022, 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's (or persons') free act and deed.

Witness my hand, at office, this 15 day of December, 2024.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 December 15, 2023

Date

Affiant Signature

12/15/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of December, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025