WARRANTY DEED

Karen Johnson
Batch # 1083959
12/19/2023 03:47:18 PM
Fees: $13.00 Taxes: $1,720.50

Davidson County
DEEDWARR
2 pgs

20231219-0097955

File #23-PA-1900-504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brooke Jackson, Jarod Jackson, and Claire Jackson (NAME)	**Mortgage Investors Group** (NAME)	**105 09 1H 070.00**
17 Jackson Lane (ADDRESS)	**8320 East Walker Springs Lane** (ADDRESS)	
Eddyville, IL 62928 (CITY) (STATE) (ZIP)	**Knoxville, TN 37923** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GINA LUSK AND GREGORY LYNN LUSK, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAIRE JACKSON, AN UNMARRIED WOMAN AND JAROD JACKSON AND BROOKE JACKSON, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, 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. 504, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, 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 Gina Lusk and Gregory Lynn Lusk, wife and husband, by Special Warranty Deed from Mainland Belmont, LLC, a Tennessee limited liability company, of record in Instrument No. 20200807-0088216, in the Register's Office of Davidson County, Tennessee, dated August 05, 2020, and recorded on August 07, 2020.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AB Hills Subdivision, as recorded in Plat Book 332, Page(s) 65.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Seventy-Three, Edgehill Estates, as recorded in Plat Book 4715, Page(s) 50.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Chelsea Condominiums Condominium of record in Instrument No. 2018119-0113627, as amended in Instrument No. 20181128-0116220, Instrument No. 20190226-0017434, and Amendment to Bylaws recorded in Instrument No. 20230317-0019548; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723.
*Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 5691, Page 766.
*Covenants, Conditions and Restrictions as set forth in Declarations of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150723-0072512.
*Easement for Public Street Right of Way and Pedestrian Access, recorded in Instrument No. 20151216-0126629.
*Easement for Utilities, recorded in Instrument No. 20180207-0012292.
*Parking Lease Agreement as set forth in instrument recorded in Instrument No. 20031105-0162607 as re-recorded in Instrument No. 20031106-0163246.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1900 12th Avenue South, Unit 504, Nashville, TN 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 19th day of December, 2023.

Gina Lusk by Loy Carney, Attorney-In-Fact

Gina Lusk by Loy Carney, Attorney-In-Fact

Gregory Lynn Lusk by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2023, before me personally appeared **LOY CARNEY**, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Gina Lusk as her attorney-in-fact, and acknowledged that such person (or persons) executed the free act and deed of Gina Lusk.

Witness my hand, at office, this 19th day of December, 2023.

Notary Signature
My commission expires:

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2023, before me personally appeared **LOY CARNEY**, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Gregroy Lynn Lusk as his attorney-in-fact, and acknowledged that such person (or persons) executed the same as the free act and deed of Gregory Lynn Lusk.

Witness my hand, at office, this 19th day of December, 2023.

Notary Signature
My commission expires:

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204