RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-19663-24

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-FR-24-3120

WARRANTY DEED

Karen Johnson
Batch # 1113481
03/21/2024 10:36:47 AM
Fees: $13.00 Taxes: $2,312.13
20240321-0019574

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2024

NOTARY PUBLIC

My commission expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Kish and Andrea Kish 3120 Cooks Court Hermitage, TN 37076	Same address as new owner	109-08-0A-033-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars ($624,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARVIN R. JACKSON AND TREBLA JACKSON, AKA BRE JACKSON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL KISH AND ANDREA KISH, TENANTS BY THE ENTIRETY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Final Plat of Cooks Landing Subdivision, of record in Instrument #20110510-0035834, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marvin R. Jackson and Trebla Jackson, aka Bre Jackson, husband and wife, from BMCH Tennessee, LLC, a Delaware limited liability company, by Special Warranty Deed dated June 4, 2014 and recorded June 17, 2014 in Instrument #20140617-0052555, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 3120 Cooks Court, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 18th day of March, 2024

GRANTOR(S)

Marvin R. Jackson

Trebla B. Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Marvin R. Jackson and Trebla B. 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.

WITNESS my hand and seal, this the 18th day of March, 202__.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025