RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1130657
05/03/2024 11:21:45 AM
Fees: $13.00 Taxes: $728.90

Davidson County
DEEDWARR
2 pgs

20240503-0032615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

M.L. Schodlosk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: MAY 9, 2026

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jennifer Chandler-Cole, Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2023120194

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kyle Michael McCarty	Legacy Home Loans, LLC	
(NAME) 139 Ellington Pl	(NAME) 1036 Stearman Drive, Ste. 6	051-10-0B-017.00 CO,
(ADDRESS) Madison, TN 37115	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-SEVEN THOUSAND AND NO/100 Dollars ($197,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HEIRS OF CHARLENE T. JACKSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KYLE MICHAEL MCCARTY, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 139, together with the appurtenant interest in the common elements of , a horizontal property regime established by Master Deed of record in Book 6984, page 84, as amended in Instrument No. 20090603-0051203, Register's Office for Davidson County, Tennessee, said Unit being depicted on the attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to CHARLENE T. JAMES, A SINGLE WOMAN, by deed from LOUIS G. MILES AND SHARON C. MILES, HUSBAND AND WIFE, of record in Book 11462, page 994, dated April 27, 1999, said Register's Office.

Further being the same property conveyed to RICKY A. JACKSON AND WIFE, CHARLENE T. JACKSON, by quitclaim deed from HENRY T. JAMES, JR., TRUSTEE, of record in Instrument No. 20011220-0140919, dated December 20, 2001, said Register's Office.

Further being the same property conveyed to CHARLENE T. JACKSON, by quitclaim deed from RICKY A. JACKSON, of record in Instrument No. 20060831-0107792, dated June 27, 2006, said Register's Office.

CHARLENE JACKSON ALSO KNOWN AS CHARLENE T. JAMES died intestate on or about September 24, leaving Henry M. James, Jr. and Kevin L. James, Sr., as her only Heirs-at-Law. For further reference see Affidavit of Heirship of record in Instrument No. 20240503-0032614, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 139 Ellington Pl, Madison, TN 37115
(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.

Executed by my hand this 2nd Day of May, 2024.

Heirs of Charlene T. Jackson

Henry M. James, Jr

Kevin L. James

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Heirs of Charlene T. Jackson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd of May, 2024.

Notary Public

My Commission Expires: May 9, 2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203