RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/~~RETURN TO~~:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 540,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2024.

Notary Public

COMMISSION EXPIRES: 11-8-27

JAMES N. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1163304 DEEDWARR
07/29/2024 10:47:43 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00

20240729-0056944

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly D. Jackson, Trustee	OWNER	042-14-0-013
(NAME)	(NAME)	
119 Port Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lindsay Victoria Beebe and Dustin D. Willis, wife and husband, and Joni A. Beebe and Robert Leslie Beebe, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly D. Jackson, Trustee of the Jackson 2008 Revocable Trust, dated November 14, 2008,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot(s) 92, as shown on the map entitled the Plan of Sherry Heights, Section III, of record in Pook 2331, Pages 126 and 127 and amended in Book 3923, page 457, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lindsay Victoria Beebe, an unmarried woman, by Warranty Deed from Zachary Travis and Rebekah Travis, husband and wife, of record as Instrument No. 20190911-0092075 Register's Office for Davidson County, Tennessee, dated September 11, 2019, and recorded on September 11, 2019. Dustin D. Willis, spouse of Lindsay Victoria Beebe, joins in this conveyance to convey any and all marital rights he may have in the subject property. Joni A. Beebe and Robert Leslie Beebe join in this conveyance for the purpose of granting any interest they have in the subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **119 Port Drive** (House Number) (Street) (P.O. Address) **Madison, TN** (City or Town) (State) **37115** (Postal Zip)

File No.: 7576-24
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, 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.

Witness our hands this 24th day of July, 2024.

Lindsay Victoria Beebe

Dustin D. Willis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON.)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Lindsay Victoria Beebe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2024.

Notary Public

Commission Expires: 5/8/2028

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON.)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Dustin D. Willis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 19TH day of July, 2024.

Notary Public

Commission Expires: 5/8/2028

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8 2028

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, successors 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, 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.

Witness our hands this 24th day of July, 2024.

Joni A. Beebe

Robert Leslie Beebe

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Joni A. Beebe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2024.

Notary Public

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Robert Leslie Beebe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2024.

Notary Public

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027