WARRANTY DEED

Karen Johnson Davidson County
Batch# 1167051 DEEDWARR
08/06/2024 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240806-0059967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF August, 2024

Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Lesliebeth Gonzalez Hernandez	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	060110A04100CO
2729 Pine Ridge Dr (ADDRESS)	(ADDRESS)	
Nashville TN 37207 (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, **Hakimu Ronald Jackson, Trustee of the Hakimu Ronald Jackson Trust, UTA Patricia Ann Jackson Living Trust dated September 27, 2005** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Lesliebeth Gonzalez Hernandez**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 65, on the Plan of Pine Ridge Planned Unit Development, Section 4, of record in Book 9700, Page 178, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hakimu Ronald Jackson, Trustee of the Hakimu Ronald Jackson Trust, UTA Patricia Ann Jackson Living Trust dated September 27, 2005, by virtue of that certain Quit Claim Deed dated July 30, 2018, and being of record at Instrument No. 20180816-0081443 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Hakimu Ronald Jackson and Zakiya Oletha Ajanaku by virtue of Quit Claim Deed dated January 29, 2018 at Instrument No. 20180205-0011761 in the said Register's Office.

Being the same property previously conveyed to Patricia Jackson, Trustee of the Patricia Ann Jackson Living Trust, dated September 27, 2005 by virtue of Warranty Deed dated August 3, 2006 at Instrument No. 20060905-0108946 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2729 Pine Ridge Dr. Nashville, TN 37207
(House Number) (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.

Witness my hand this 6th day of August, 2024.

Hakimu Ronald Jackson, Trustee of the Hakimu Ronald Jackson Trust, UTA Patricia Ann Jackson Living Trust dated September 27, 2005

Hakimu Ronald Jackson, Trustee

By: Hakimu Ronald Jackson, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Hakimu Ronald Jackson, Trustee of the Hakimu Ronald Jackson Trust, UTA Patricia Ann Jackson Living Trust dated September 27, 2005**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of August, 2024.

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A Mason, 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 8/6/24.

Affiant Signature

8/6/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 6 day of Aug, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON