Karen Johnson Davidson County
Batch# 1182361 DEEDWARR
09/17/2024 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240917-0071769

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2024.

Notary Public

My commission expires: 7/25/26

(Notary Stamp)

CHEATHAM COUNTY
DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nicole Kathleen Jeffries and Dixie Jane Dryden	Same	086-04-0C-008.00-CO
1429 Jackson Place		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Hugh M. Adams and Pamela Adams

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nicole Kathleen Jeffries, an unmarried woman and Dixie Jane Dryden, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Final Plat Jackson's Grove Phase One of record in Plat Book 8250, Page 895, 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 Hugh M. Adams and Pamela J. Adams, husband and wife by Warranty deed from Chad E. Luttrell and Sherry Luttrell, husband and wife of record in Instrument No. 20040916-0111792 Register's Office for Davidson County, Tennessee, dated September 13, 2004 and recorded on September 16, 2004.

This is improved property known as **1429 Jackson Place, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of September, 2024.

Hugh M. Adams

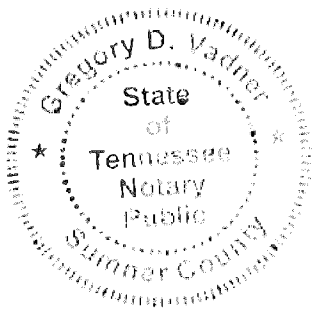
Pamela Adams

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Hugh M. Adams and Pamela Adams, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of September, 2024.

Notary Public
My Commission Expires: 3.23.27



Lenders Title Company File No. 24-000643-626

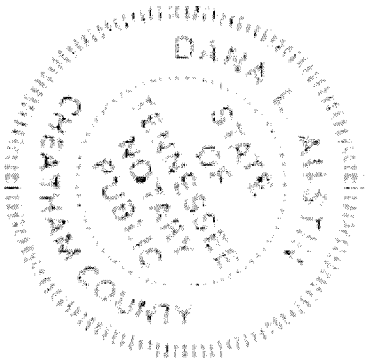
Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 September 12, 2024.

Date: September 12, 2024

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this September 12, 2024.



Notary Public
My Commission Expires: 7/25/26