THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1187790 DEEDWARR
09/30/2024 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240930-0075640

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Sonya Jackson 2589 Jordan Ridge Drive Nashville, TN 37218	Sonya Jackson Attn: United Wholesale Mortgage 585 South Boulevard E Pontiac, Michigan 48341	058 09 0A 289.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Courtney Austin and husband, Thomas Austin** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Sonya Yvette Jackson and Ray Lee Jackson Jr, Wife and Husband, as Tenants by the Entireties**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2589 Jordan Ridge Drive, Nashville, TN 37218 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Jordan Ridge at Eaton's Creek, Phase 10, "A Cluster Lot Planned Unit Development" Formerly "Creekside Trails" of record in Instrument No. 20110729-0058396, 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 Courtney Austin and husband, Thomas Austin from Thomas Beckermann and Kathryn Eby Beckermann, husband and wife by Warranty Deed dated July 10, 2020 and recorded July 15, 2020 in Instrument No. 20200715-0077389, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Courtney Austin

Thomas Austin

STATE OF Ohio
COUNTY OF Clermont

On this 26th day of September, 2024, before me personally appeared Courtney Austin and Thomas Austin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2024.

Notary Signature Robert Dunbar
My commission expires: 6/1/2029

ROBERT DUNBAR, NOTARY PUBLIC
MY COMM. EXP. 06-01-29
STATE OF OHIO

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Wilson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of September, 2024.

Notary Public
My commission expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 26, 2024.

Affiant
Date: September 26, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 26 day of September, 2024

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY