WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2024

Notary Public

MY COMMISSION EXPIRES: 7-3-2028

(AFFIX SEAL)

DEBORAH R. DEVINE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

Karen Johnson Davidson County
Batch # 1188432 DEEDWARR
10/01/2024 02:34:20 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20241001-0076108

This area for recording stamp

MST 2024-1367

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Ray and Alyssa Ray	New Owner	172-03-0A-056.00-CO
(NAME)	(NAME)	
1036 Elmshade Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **Shaun Jackson and wife, Karissa Jackson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis Ray and Alyssa Ray, married to each other,** 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 Lot No. 56 on the Plan of The Woodlands, Phase 1, Section 1 of record in Plat Book 6900, Page (s) 498 and 499, 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 Shaun Jackson and wife, Karissa Jackson by Warranty Deed from Dorian V. Gammons and wife, Hillary P. Gammons of record in Instrument No. 20060818-002270 Register's Office for Davidson County, Tennessee, dated August 09, 2006 and recorded on August 18, 2006.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 6900, Page 497 Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 498 and 499, inclusive, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7334, Page 109;

amended in Book 7408, Page 250; Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224; Book 8643, Page 675, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7334, Page 149 amended in Book 7408, Page 289, Register's Office for Davidson, County, Tennessee. Charter for The Woodlands HOA of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee. Deed of common areas to HOA of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7091, Page 428, Book 6710, Page 495, Book 8541, Page 230, Book 8541, Page 235, and Book 8541, Page 225, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1036 Elmshade Lane, Nashville, TN 37211
(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/our hand(s) this 30th DAY OF SEPTEMBER, 2024.

Shaun Jackson

Karissa Jackson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shaun Jackson and wife, Karissa Jackson, 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.

Witness my hand and official seal at office, this 30th day of September, 2024.

Notary Public

My commission expires: 3-23-27

Amelia Swanson
State of Tennessee
(SEAL)
Notary Public
Williamson County

Return To:
Noteworthy Title
4235 Hillsboro Pike, #300
Nashville, TN 37215