Karen Johnson Davidson County Batch# 1188504 DEEDWARR 10/02/2024 08:15:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20241002-0076198	CONVEYANCE TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., STE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville and Davidson County, Tennessee	**EXEMPT**	**14900034100** **14900012300**
P.O. Box 196300		
Nashville, TN 37219		

FOR AND IN 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 ACKNOWLEDGE, WE,

Bridget A. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Metropolitan Government of Nashville and Davidson County, Tennessee

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:

Parcel 1:
Land in Davidson County, Tennessee, being Lot 1 of Resubdivision of Rice Road Acres Lots 1 & 2, a plat of which is of record in Instrument No. 20230913-0071938, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Bridget A. Jackson by Quitclaim Deed from Charles L. Williams and Suzanne Williams dated June 17, 1999, of record in Book 11539, page 843.

Also being a portion of the same property conveyed to Bridget Jackson, subject to Life Estate retained by Charles L. Williams, by Quitclaim Deed from Charles L. Williams and Suzanne Williams dated February 17, 2012, of record in Instrument No. 20120301-0018130, Register's Office for Davidson County, Tennessee. Charles L. Williams has since died, extinguishing his Life Estate Interest in subject property.

Parcel 2:
Land in Davidson County, Tennessee, being Lot 2 of Resubdivision of Rice Road Acres Lots 1 & 2, a plat of which is of record in Instrument No. 20230913-0071938, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Bridget Jackson, subject to Life Estate retained by Charles L. Williams, by Quitclaim Deed from Charles L. Williams and Suzanne Williams dated February 17, 2012, of record in Instrument No. 20120301-0018130, Register's Office for Davidson County, Tennessee. Charles L. Williams has since died, extinguishing his Life Estate Interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1070 Rural Hill Rd & 5211 Rice Rd, Antioch, TN 37013.

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 in 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.

Bridget A. Jackson Date:9/30/2024
Bridget A. Jackson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Bridget A. Jackson, the within named Grantor(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.

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

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: OCTOBER 4, 2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/30/2024 (date of document).

Jennifer Russell
Affiant Signature

10/1/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

