Karen Johnson Davidson County
Batch# 1202896 DEEDWARR
11/08/2024 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241108-0087166

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DENA A ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-01-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$350,000.00**

Subscribed and sworn to before me this 31st day of October, 2024.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Corwin Scites **219 Pear Orchard Dr.** **Goodlettsville, TN 37072**	Same as New Owner	**018-03-0-016.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Mark Randall Jackson, Trustee of The Jackson Family Revocable Trust dated July 30, 2022**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Corwin Scites, unmarried man** the Grantee(s) herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The land is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled the Plan of Connell Hills, of record in Plat Book 2900, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES D. JACKSON AND WIFE, ANITA JACKSON, by deed from BEN C. PURNELL AND WIFE, EVELYN P. PURNELL, of record in Book 3869, page 528, dated March 10, 1965, said Register's Office. James D. Jackson having since died on May 25, 2018, leaving Anita Jackson the surviving tenant by the entirety. Anita Jackson, unmarried further conveyed to JACKSON FAMILY REVOCABLE TRUST dated JULY 30, 2022, by quitclaim deed of record in Instrument No. 20220805-0089291, dated August 4, 2022, said Register's Office

This is improved property known as: 219 Pear Orchard Drive Goodlettsville, TN 37072

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

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 31st day of October, 2024.

Jackson Family Revocable Trust dated July 30, 2022

Mark Randall Jackson, Trustee

Mark Randall Jackson, Trustee of the Jackson Family Revocable Trust dated July 30th, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell Ernest Freeman,** a Notary Public in and for said County and State, **Mark Randall Jackson as Trustee of the Jackson Family Revocable Trust dated July 30, 2022**, the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 31st day of October, 2024.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **10/31/2024** [DATE].

AFFIANT SIGNATURE

10/31/2024

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **31st** day of **October**, 2024.

Notary Signature
My Commission Expires: _____
[SEAL]

