Karen Johnson Davidson County
Batch# 1205128 DEEDWARR
11/14/2024 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,152.55
20241114-0088543

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241049092**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$305,000.00~~. $311,500.00 Affiant Subscribed and sworn to before me, this 12th day of November, 2024. Notary Public My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner: Jeffrey John Jackson and Beatrice Jumper Jackson 222 Bonnafield Dr Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 075 09 0 028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael C. Arredondo, Heir at Law and Administrator of the Estate of Kathy M. Arredondo,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey John Jackson and Beatrice Jumper Jackson, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

BEING Lot No. 121 on the plan of HERMITAGE HILLS, as of record in Plat Book 2900 Pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kathy M. Arredondo, by Warranty Deed from Donald R. Baskin and Randall R. Baskin, Jr, of record in Book 5160, Page 604, in the Register's Office of Davidson County, Tennessee, dated June 14, 1977 and recorded on June 17, 1977.

The said Kathy M. Arredondo died on June 24, 2024, intestate. See Probate Case No. 24P1455, Davidson County Probate Court. Order authorizing Michael C. Arredondo to serve as Administrator of the Estate being filed in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 24P1455. Affidavits of Heirship establishing Michael C. Arredondo as the sole heir of the Estate of Kathy M. Arredondo of record in Book 202411140088541, Page _____ and Book _____, Page 202411140088542

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 record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERMITAGE HILLS, as recorded in Plat Book 2900, Page(s) 48-49.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2992, Page 53.

This is improved property located at 222 Bonnafield Dr Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of November, 2024.

The Estate of Kathy M. Arredondo

By: Michael C. Arredondo,
Administrator of the Estate of
Kathy M. Arredondo

Michael C. Arredondo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael C. Arredondo, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Heir and Administrator of the Estate of Kathy M. Arredondo, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of November, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael C. Arredondo, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23805-MC

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 11/12/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/12/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** November, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

