Name and Address of New Owner:
Thomas W. Smith and Ashley Laumar Smith
3469 Chandler Cove Way
Antioch, TN 37013
Send Tax Bills To:
NewOwner

Karen Johnson Davidson County
Batch# 1207933 DEEDWARR
11/22/2024 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20241122-0091472

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 173-16-0A-101-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brandon Jackson, Christa L. Jackson, a single woman, and Nicole C. Jackson, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas W. Smith and Ashley Laumar Smith, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Lot No. 159 on the Plan of Final Plat, Hidden Creek, Phase 1, Section 1; Phase 2; and Phase 3, Section 1, of record in Instrument #20030213-0020016, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shane A. Jackson and Amanda Jackson, husband and wife, from Beazer Homes Corp., a Tennessee corporation, by Warranty Deed dated July 28, 2005 and recorded August 5, 2005 in Instrument #20050805-0092244, said Register's Office. The said Amanda Jackson having died May 3, 2021, leaving Shane A. Jackson as surviving grantee. The said Shane A. Jackson having died intestate, June 11, 2024, and his estate being probated in the Probate Court for Davidson County, Tennessee, Case No. 24P1519, leaving Brandon Jackson, Christa L. Jackson and Nicole C. Jackson as all the heirs-at-law of Shane Alan Jackson, see Affidavits of Heirship of record in Instrument No. 202411220091470 and 202411220091471, in the Register's office of Davidson County, Tennessee.

Property more commonly known as 3469 Chandler Cove Way, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of November, 2024.

_____(SEAL)
Brandon Jackson

_____(SEAL)
Christa L. Jackson

_____(SEAL)
Nicole C. Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of November, 2024, before me personally appeared Brandon Jackson, Christa L. Jackson and Nicole C. Jackson, 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 22nd day of November, 2024.

_____
Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES JUNE 23, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of November, 2024.

_____
Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV. 22, 24 (date of document).

Jennifer L. Pennell

NOV 22, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of NOV, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

