Karen Johnson Davidson County
Batch# 1207995 DEEDWARR
11/22/2024 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20241122-0091562

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $380,000.00. Affiant Subscribed and sworn to before me, this 22nd day of November, 2024. Notary Public My commission expires: 7-7-2027
(Notary Stamp)	

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lucy S. Smith	Legacy Home Loans, LLC dba Headfast Mort.	**117-11-0J-312.00-CO**
2025 Woodmont Blvd	408 Hwy. 76	
Nashville, TN 37215	Whitehouse, TN 37188	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jasmine Jackson, a single person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lucy S. Smith, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 312, together with the appurtenant interest in the common elements of the Hillmont Condominiums, a horizontal property regime established by Master deed of record as Instrument No. 20040209-0015685 and re recorded as Instrument No. 20040212-0017074, and amended in Instrument No. 20050404-0036415, and Instrument No. 20050512-0053861, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the First Amendment to Master Deed in Instrument No. 20050404-0036415, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jasmine Jackson, a single person by Warranty Deed from Ayumi Fukuda Bennett, married of record in Instrument No. 20210406-0044847 Register's Office for Davidson County, Tennessee, dated April 02, 2021 and recorded on April 06, 2021.

This is improved property known as **2025 Woodmont Blvd, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of November, 2024.

Jasmine Jackson

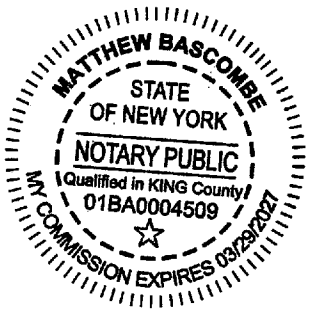
STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jasmine Jackson, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of November, 2024.

Notary Public
My Commission Expires: March 29th 2027

Lenders Title Company File No. 24-001867-524



SP 11/2015

Tennessee Certification of Electronic Document

I, George Mudter, 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 11/22/24 (date of document).

Affiant Signature

11/22/24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

