Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-25661-24

WARRANTY DEED

Karen Johnson
Batch # 1208260
11/25/2024 11:39:26 AM
Fees: $13.00 Taxes: $2,932.25

Davidson County
DEEDWARR
2 pgs

20241125-0091948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $792,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November 2024

NOTARY PUBLIC

My commission expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
the 4713 Michigan Ave Trust 4713 Michigan Ave Nashville, TN 37209	Same address as new owner	091-07-0-464.00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars ($792,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DANIEL T. JACKSON AND MELISSA L. JACKSON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THE 4713 MICHIGAN AVE TRUST, DATED OCTOBER 22, 2024**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 5, in Block 1 on the Plan of the East Extension of Plan No. 1, West Nashville, of record in Book 421, page 1, 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 Daniel T. Jackson and Melissa L. Jackson, husband and wife, from Adam M. Scully and wife, Tia Lowery Scully, by Warranty Deed dated April 14, 2022 and recorded April 21, 2022 in Instrument #20220421-0046159, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 4713 Michigan Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of November, 2024

GRANTOR(S)

Daniel T. Jackson by Melissa L. Jackson, his Attorney-in-fact

Daniel T. Jackson by Melissa L. Jackson, his Attorney-In-Fact

Melissa L. Jackson

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF Lane

Personally appeared before me, a Notary Public, Melissa L. Jackson, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Daniel T. Jackson and who acknowledged that she executed the within instrument as the free act and deed of Daniel T. Jackson.

WITNESS my hand and seal, this the 6th day of Nov, 2024.

OFFICIAL STAMP
LEXIS SHARDE CLAY-WEARY
NOTARY PUBLIC-OREGON
COMMISSION NO. 1019695
MY COMMISSION EXPIRES DECEMBER 21, 2025

Notary Public

Lexis Sharde Clay-Weary
Printed Notary Name

My commission expires: 12/21/2025

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF Lane

Personally appeared before me, a Notary Public, Melissa L. Jackson, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of Nov, 2024.

OFFICIAL STAMP
LEXIS SHARDE CLAY-WEARY
NOTARY PUBLIC-OREGON
COMMISSION NO. 1019695
MY COMMISSION EXPIRES DECEMBER 21, 2025

Notary Public

Lexis Sharde Clay-Weary
Printed Notary Name

My commission expires: 12/21/2025