WARRANTY DEED

Karen Johnson Davidson County
Batch# 1212878 DEEDWARR
12/05/2024 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $5,032.00
20241205-0094577

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION THREE HUNDRED SIXTY THOUSAND AND 00/100 (1,360,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
LEIGH ANNE DAGEFORDE AND NICHOLAS SCOTT ABRUZZO (NAME)	**NEW OWNER** (NAME)	**104 01 0 211.00**
3800 NEBRASKA AVENUE NASHVILLE, TN 37209 (ADDRESS)	Same (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 5th day of December, 2024, the undersigned, **MATTHEW JACKSON, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LEIGH ANNE DAGEFORDE AND NICHOLAS SCOTT ABRUZZO, MARRIED TO EACH OTHER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3800 NEBRASKA AVENUE, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly part of Lots 101, 102, and 103 on the Plan of WEST GROVE SUBDIVISION, as of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 60 feet, more or less, on the Northerly margin of Nebraska Avenue, as measured along a slight curve, and runs back between lines 155.5 feet, more or less, on the Westerly line and 173 feet on the Easterly line, along the Westerly margin of 38th Avenue North, to the Southerly line of Lot No. 100, measuring 60 feet thereon.

Being the same property conveyed to Matthew Jackson, by Warranty Deed from Kathleen Davidson, Unmarried, of record in Instrument No. 20220223-0020400, in the Register's Office of Davidson County, Tennessee, dated February 22, 2022 and recorded on February 23, 2022.

*Note that Sarah Jackson joins in conveyance of any marital interest.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

Returned
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 5th day of December, 2024.

GRANTOR: Matthew Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Matthew Jackson**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 5th day of December, 2024.

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

GRANTOR: Sarah Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Sarah Jackson**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 5th day of December, 2024.

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **December 5, 2024**.

Date

Affiant Signature

December 5, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **5th** day of **December**, 20**24**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)