Karen Johnson Davidson County
Batch # 1217679 DEEDWARR
12/18/2024 11:36:27 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20241218-0098193

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

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

Ivey Title, LLC Ref: (DW) Title No.: 63878
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Jackson Pamela Jackson 118 Lafayette Court Nashville, TN 37205	Robert Jackson Pamela Jackson 919 Drew Place Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 13001007700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Epley Sheets, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **2017 Jackson Tenancy By the Entirety Trust u/a dated May 4, 2017,** hereinafter called the **Grantee**, Grantee's 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 Lot No. 25 and 26 of Block 3 on the Plan of The Courts of Bellemeade of record in Book 547, page 141, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Epley Sheets by Warranty Deed from Cary A. Rosenblum and Jennifer P. Rosenblum, Tenants by the Entireties, dated July 31, 2017 and recorded on August 1, 2017, of record in Instrument No. 20170801-0078072, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; All Matters shown on the Plan of record in Book 547, page 141, said Register's Office. Grant of Gas Service Line or Fuel Line Easement of record in Book 7395, page 796, said Register's Office.

This is improved property, known as 118 Lafayette Court, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of December 2024.

Elizabeth Epley Sheets

Elizabeth Epley Sheets

State of Tennessee

County of Davidson

On this 13th day of December, 2024, before me the undersigned authority, personally appeared Elizabeth Epley Sheets, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor

Notary

My Commission Expires: 5-8-2028

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Sworn and subscribed before me this 16 day of December, 2024.

Notary

My Commission Expires: 9/8/25

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 8, 2025