Karen Johnson
Batch # 1218654
12/20/2024 11 31 47 AM
Fees $13 00 Taxes $1,731 23

Davidson County
DEEDWARR
2 pgs

20241220-0099112

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$467,900.00** (Four Hundred Sixty Seven Thousand Nine Hundred)

AFFIANT

Subscribed to and sworn before me this 19th day of December, 2024

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires (OFFICIAL)
07/03/2028
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
MFWIC, LP 4235 Hillsboro Pike, Suite 300 Nashville, TN 37215	**SAME AS NEW OWNER**	10509018800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLAIRE JACKSON, AN UNMARRIED WOMAN AND JAROD JACKSON AND BROOKE JACKSON, HUSBAND AND WIFE** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MFWIC, LP, A SOUTH DAKOTA PARTNERSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 504, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Plat at Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gina Lusk and Gregory Lynn Lusk, wife and husband by Special Warranty Deed from Mainland Belmont, LLC, a Tennessee Limited liability Company of record in Instrument No. 20200807-0088216 Register's Office for Davidson County, Tennessee, dated August 5, 2020 and recorded on August 7, 2020.

Being the same property conveyed to Claire Jackson, an unmarried woman and Jarod Jackson and Brooke Jackson, husband and wife by Warranty Deed from Gina Lusk and Gregory Lynn Lusk, a married couple of record in Instrument No. 20231219-0097955 Register's Office for Davidson County, Tennessee, dated December 19, 2023 and recorded on December 19, 2023.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1900 12TH AVE SOUTH UNIT 504** **NASHVILLE, TN 37203-5489**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this 13th day of December, 2024

Claire Jackson
Claire Jackson

Jarod Jackson
Jarod Jackson

Brooke Jackson
Brooke Jackson

STATE OF ILLINOIS)
COUNTY OF Saline)

On this 13th day of December, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Claire Jackson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained

Witness my hand and official seal on this the 13th day of December, 2024

David D. Phelps
Notary Public

Commission Expires 6-15-26

OFFICIAL SEAL
DAVID D PHELPS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 6/15/26

STATE OF ILLINOIS)
COUNTY OF Saline)

On this 13th day of December, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jarod Jackson and Brooke Jackson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained

Witness my hand and official seal on this the 13th day of December, 2024.

David D. Phelps
Notary Public

Commission Expires 6-15-26

OFFICIAL SEAL
DAVID D PHELPS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 6/15/26