This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1234825 DEEDWARR
02/06/2025 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,223.41
20250206-0009165

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $330,650

Affiant Signature

Subscribed and sworn to before me on this the 4TH Day of FEB, 2025

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Jaleesa A Webster and Jermaine L Jordan
3251 Spears Road
Nashville, TN 37207

SEND TAX BILLS TO:
Jaleesa A Webster and Jermaine L Jordan
3251 Spears Road
Nashville, TN 37207

MAP AND PARCEL NUMBER: 05014009600

WARRANTY DEED
24NT01499

Effective the 4TH Day of FEB, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Estate of Dudley Marks

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jaleesa A Webster and Jermaine L Jordan, a Married Couple

Hereinafter called the GRANTEES, their 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. 406 on the plan of Parkwood Estates, Section Two, of record in Book 3300, Page 5, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Dudley Marks, unmarried from U.S. Bank National Association, as Trustee for ABFC 2006-HE1 Trust, by Special Warranty Deed dated 07/31/2009 and recorded 09/15/2009 in Instrument No. 20090915-0086061, Register's Office of said County. The said Dudley Marks having since died with intestate probate in the Davidson County probate court, case no Probate 24P-408, real property administered through the estate by court order.

This is an improved property commonly known as: 3251 Spears Rd, Nashville, TN 37207-2443

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 4TH day of FEB, 2025

Estate of Dudley C. Marks

Vivian Fisher ADMINISTRATOR

By: Vivian Fisher
Its: Administrator

State of TN
County of DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Vivian Fisher with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Administrator of Estate of Dudley C. Marks, and that as such Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Vivian Fisher, as such Administrator.

Notary Public

My Commission expires: 1/25/26.

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 2-4-2025 (date of document).

Affiant Signature

2-6-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th of February 2025

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26