Karen Johnson Davidson County
Batch# 1281466 DEEDWARR
06/04/2025 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20250604-0043964

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-16962-BW

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES: 3.20.28

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrell Jackson	Churchill Mortgage Corp.	
1007 Snow Avenue	1749 Mallory Ln. Ste. 100	043-02-0-122.00
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Sherry L. Lindsey, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terrell Jackson**, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2, of the Resubdivision of Lot 9, Dixie Pure Food Company's Subdivision, as shown on plat of record in Book 5190, Page 126, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Bruce F. Lindsey and wife, Sherry L. Lindsey by Warranty Deed from Thomas M. Driver and wife, Gladys M. Driver dated June 3, 2005 and recorded June 8, 2005 in Instrument No. 20050608-0065209; and Correction Deed recorded July 5, 2005 in Instrument No. 20050705-0076447, said Register's Office.

The said Bruce F. Lindsey having since died on or about November 13, 2021, leaving Sherry L. Lindsey surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1007 Snow Avenue, Madison, TN 37115**

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; and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against 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 my hand this the 2 day of June, 2025.

Sherry L. Lindsey by Ronald W. Handley Jr., Attorney in Fact
Sherry L. Lindsey
by Ronald W. Handley, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald W. Handley, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Sherry L. Lindsey**, as her Attorney-in-Fact, as the free act and deed of the within named **Sherry L. Lindsey**.

Witness my hand and official seal this the 2 day of June, 2025.

My Commission expires 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/2/25.

Affiant Signature

6/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY