STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/19/28
File No. G25-23505

LILLIAN EATMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Karen Johnson Davidson County
Batch# 1288187 DEEDWARR
06/20/2025 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250620-0048566

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Javier Encalada<br>(NAME) | New Owner<br>(NAME) | 52-1-220 |
| 1112 Due West Ave.<br>(STREET ADDRESS) | (STREET ADDRESS) | |
| Madison, TN 337115<br>(CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Carter Jackson, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Javier Encalada, a married 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. Twenty Three (23) and the east one-half of Lot No. Twenty Four (24) of Block "A" on the Plan of Resubdvision of Power & Roth Subdivision which is a part of Madison Park Subdivision of record in Plat Book 843, page 75, 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 Carter Jackson, unmarried by Deed dated October 28, 2016 from Melelia Miller, widow, recorded November 1, 2016, in Instrument Number 20161101-0115299, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Carter Jackson is signed by his/her duly appointed Attorney-in-fact Joe Jackson, pursuant to the Power of Attorney recorded in Book _____, page _____, said Register's Office.

202506200048565

This is improved property, known as 305 Madison Boulevard, 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. 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 my/our hand(s) this 18th day of June, 2025.

x Carter Jackson by Joe Jackson

Carter Jackson by Joe Jackson, his Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Joe Jackson, Attorney-in-Fact for Carter Jackson, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 2025.

Notary Public My Commission Expires: 1/28/26

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 6/18/25 (date of document).

Affiant Signature

6/18/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 18th day of June, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY