Karen Johnson Davidson County
Batch# 1289859 DEEDWARR
06/25/2025 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250625-0050009

Please return to:
Magnolia Title
1104 Fatherland Street
Nashville, TN 37221

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

File No. AP-25-9971

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Dale Jackson and Jessica W. Li	**New Owner**	
(NAME) 953 Fairdale Court	(NAME)	141-05-0A-137.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) **953 Fairdale Court**	
(CITY) (STATE) (ZIP)	(CITY) **Nashville, TN 37221** (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, I/we, **James H. Eaves, an unmarried man and Helen L. Jortner, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Dale Jackson and Jessica W. Li, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 137 on the Plan of Final Plat of Avondale, Phase 2, Section 2B of record in Plat at Instrument No. 20161103-0116517, 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 James H. Eaves and Helen L. Eaves, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20170621-0062305 Register's Office for Davidson County, Tennessee, dated June 20, 2017 and recorded on June 21, 2017.Helen L. Eaves and Helen L. Jortner are one in the same person.

This is property more commonly known as 953 Fairdale Court, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 24th day of June, 2025.

Helen L. Jortner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2025, before me personally appeared Helen L Jortner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of June, 2025.

Andrew Suzore State of Tennessee Notary Public Davidson County

Notary Signature
My commission expires: May 8, 2028

James H. Eaves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2025, before me personally appeared James H Eaves, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of June, 2025.

Andrew Suzore State of Tennessee Notary Public Davidson County

Notary Signature
My commission expires: May 8, 2028

Certificate of Authenticity

I, Pam Autry, 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 **June 24, 2025**.

Date

Affiant Signature

June 24, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **June**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)