Karen Johnson Davidson County
Batch# 1321038 DEEDWARR
09/11/2025 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250911-0072708

Warranty Deed

ABBY L. WOODWARD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $750,000.00. Affiant Subscribed and sworn to before me, this the 5th day of September, 2025. Notary Public My commission expires: 4.22.29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Steven Scott Alexander and Kristin Russell Alexander	Same	081-08-0-220.00
1805 6th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY MARGARET COOK JACKSON FKA MARY MARGARET COOK AND PAUL JACKSON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN SCOTT ALEXANDER AND KRISTIN RUSSELL ALEXANDER, HUSSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the North Portion of Lot No. 456 on the Plan of North Nashville Plan Real Estate Company's Plan of Lots of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of lot fronts 25 feet, more or less, on 6th Avenue North and extends back between parallel lines to an alley.

Being the same property conveyed to Mary Margaret Cook and Paul Jackson, wife and husband by Warranty Deed from Benjamin Jones and Tess Jones, Husband and wife of record in Instrument No. 20230124-0005507 Register's Office for Davidson County, Tennessee, dated January 20, 2023 and recorded on Junuary 24, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1805 6th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of September, 2025.

Mary Margaret Cook Jackson

Paul Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Margaret Cook Jackson and Paul Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of September, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ingal Hyde, 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 9.5.25 (date of document).

Affiant Signature

September 11, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11 day of September, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29