Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $760,000.00

Affiant

Subscribed and sworn to before me this 12th day of September, 2024.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1181193 DEEDWARR
09/12/2024 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $2,812.00
20240912-0070532

Address of New Owner:	Send Tax Bills to:	Tax Information
Carl Kahle and Ann Kahle	Simmons Bank	155-00-0-165
8440 Russell Road	PO Box 9067	
Nashville, TN 37221	Pine Bluff, AR 71611-9067	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **John Brandon Jackson, Trustee of Roberta Jackson Irrevocable Trust dated January 8, 2024** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Carl Kahle and Ann Kahle, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEGINNING at a point in the north right of way line of Russell Road, this point being 1393 feet west of McCrory Lane and being in a curve with a radius of 598.69 feet; thence along the curve in a westerly direction 136.19 feet to a point at the end of curve; thence south 62° 06' west 119.81 feet to a point, the beginning of another curve with a radius of 555.23 feet; thence along the curve in a westerly direction 243.72 feet to the end of curve; thence south 87° 16' west 382.67 feet to a point; thence north 4° 30' east 110.40 feet; thence south 85° 27' east 202.60 feet to a point; thence north 87° 36' east 258.30 feet to a point; thence north 5° 30' east 312.50 feet; thence south 88° 59' east 368.62 feet; thence south 3° 00' west 205.50 feet to a point, this being the point of beginning, and containing 4.42 acres.

Being the same property conveyed to Geary W. Jackson and wife, Roberta S. Jackson by deed from James R. Armstrong and wife, Peggi Armstrong of record

in Book 5230 Page 33, Register's Office for Davidson County, Tennessee, and dated December 2, 1977. Geary W. Jackson died on September 24, 2023, leaving Roberta Jackson as sole surviving tenant. Roberta Jackson, a widow, conveyed her interest to John Brandon Jackson, Trustee of the Irrevocable Trust of Roberta Jackson, by Quitclaim Deed of record in Instrument No. 20240109-0001970, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. The amount and/or quantity of acreage is not insured

3. Shared Roadway and Driveway Agreement of record in Instrument No. 20240305-0015145 Register's Office for Davidson County, Tennessee.

4. Restrictions contained in deed of record in Book 4664 Page 496 Register's Office for Davidson County, Tennessee.

This property is improved property known as 8440 Russell Road, Nashville, TN 37221

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 12th day of September, 2024.

Roberta Jackson Irrevocable Trust dated January 8, 2024

By: John Brandon Jackson Trustee

John Brandon Jackson, Trustee

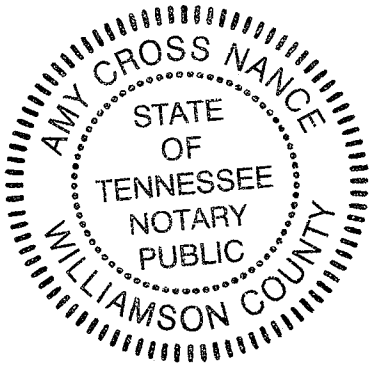
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, John Brandon Jackson, with whom I am personally acquainted, and who acknowledged himself to be the Trustee of Roberta Jackson Irrevocable Trust Dated January 8, 2024 the within named bargainor, and as such Trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Roberta Jackson Irrevocable Trust Dated January 8, 2024.

Witness my hand, at office, this 12th day of September, 2024.

Notary Public

My Commission expires: 2/1/27



I, Dana T Thomas, 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 this 12th day of September, 2024

Dated 9-12-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 12th day of September, 2024

My commission expires: 4-7-27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY