THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948760**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $665,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2024. Notary Public My Commission Expires: 10-25-26

Karen Johnson Davidson County
Batch# 1190786 DEEDWARR
10/07/2024 11:41:30 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50
20241007-0077743

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

WARRANTY DEED

Address New Owner: Shaun Jackson and Karissa Jackson 2508 Burnt Pine Court Antioch TN 37013	Send Tax Bills To: Rocket Mortgage, LLC Attn: [redacted] 1050 Woodward Ave. Detroit, MI 48226-1906	Tax Information: Tax Parcel ID No. 173-09-0B-070.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy Tesch and Allison Tesch, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shaun Jackson and Karissa Jackson, married to each other,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of SECTION TWO, BARNES COVE, a Planned Unit Development of record in Plat at Instrument No. 20040604-0065966, 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 Jeremy Tesch and Allison Tesch, husband and wife, by Warranty Deed from Opendoor Property Trust I, a Delaware Statutory Trust, of record in Instrument No. 20210728-0101218, in the Register's Office for Davidson County, Tennessee, dated July 16, 2021 and recorded on July 28, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, BARNES COVE, RS10 CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20040604-0065966.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021217-0155806 and Vacation recorded in Instrument No. 20040429-0048624 with Rider to Declaration of Covenants, Condition, and Restrictions for Barnes Cove recorded in Instrument No. 20110720-0055565.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020408-0042673.

This is improved property located at 2508 Burnt Pine Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2024.

Jeremy Tesch

Allison Tesch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy Tesch and Allison Tesch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2024.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

True Copy Certification

I, Yvette Meldrum, 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 Oct. 7, 2024.

Affiant Signature _____

Oct. 7, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of Oct. 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025