Record & Return to:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240948859

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Kimsea Johnson
Affiant

Subscribed and sworn to before me, this 15th day of October, 2024.

Kim Graves
Notary Public
My Commission Expires: 8-1-28

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Karen Johnson
Batch # 1194113
10/16/2024 10:09:09 AM
Fees: $13.00 Taxes: $1,850.00

Davidson County
DEEDWARR
2 pgs

20241016-0080139

WARRANTY DEED

Address New Owner:	Send Tax Bills To: UWM	Tax Information:
Jeffrey Jackson and Ashley Jackson 6137 Tuliptree Lane Nashville TN 37221	~~New Owner~~ 700 South Blvd East Pontiac, MI 48341	Tax Parcel ID No. 155-08-0A-041.00 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, **Brent T. Easley and Rachel Easley, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey B. Jackson and Ashley Jackson, husband and wife, tenants by entirety**, ("Grantees"), their 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(s) 41, as shown on the map entitled Poplar Creek Estates, Phase I, of record in Plat Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRENT T. EASLEY and RACHEL EASLEY, HUSBAND AND WIFE, by deed from DELORA S. FRENCH, of record in Instrument No. 20130827-0090232, dated August 23, 2013, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 155-08-0A-041.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 647, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6662, page 433, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33 and Book 9472, page 824, said Register's Office.

Storm Water Detention Agreement of record in Book 6613, page 705, said Register's Office.

Easements as contained in an instrument of record in Book 9472, page 824, said Register's Office. Easement of record in Book 6613, page 533, said Register's Office.

This is improved property located at 6137 Tuliptree Lane Nashville TN 37221

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 15th day of October, 2024.

Brent T. Easley

Rachel Easley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brent T. Easley and Rachel Easley, 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 15th day of October, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026