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

Prepared By & Return To.
Southern Title LLC
383 East Main Street Ste 110
Hendersonville TN 37075
25-0042

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $326 700 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of March 2025

Notary Public

Commission Expires 2/27/27

Kayla R Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson
Batch # 1246203
03/14/2025 11 05 34 AM
Fees $23 00 Taxes $1,208 79

Davidson County
DEEDWARR
4 pgs

20250314-0018846

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Alexander Trent 256 Summit Ridge Drive Nashville, TN 37215	New Owner	131-05-0B-256 00 CO

WARRANTY DEED

FOR AND IN 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,

Jeffrey B. Jackson, and Ashley Jackson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Alexander Trent, an unmarried man

HEREINAFTER CALLED THE GRANTEES 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 Unit No 256, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed, of record in Book 6841, Page 349, amended in Book 6847, Page 122, in the Register's Office for Davidson County Tennessee said Unit being depicted in the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Tract No 1 on the Plan of Clark Gower Property of record in Plat Book 5050, Page 30, in the Register's Office for Davidson County, Tennessee

BEING the same property conveyed to Jeffrey B Jackson, unmarried by Warranty Deed from Craig Turman, unmarried, dated 8/31/2016 and recorded 9/8/2016 in Instrument No 20160908-0094479 Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 256 Summit Ridge Drive Nashville, TN 37215

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 11 th day of March, 2025

Jeffrey B Jackson

Ashley Jackson

Ashley Jackson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ashley Jackson** 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 and official seal at Hendersonville, Tennessee this 11 th day of March, 2025

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
COUNTY OF SUMNER

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

lawful claims of all persons whomsoever Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 11 th day of March 2025

Jeffrey B Jackson

Ashley Jackson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ashley Jackson** 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 and official seal at Hendersonville, Tennessee this 11 th day of March, 2025

Notary Public
My Commission Expires 7-7-2025

(Notary Seal)



STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey B. Jackson** 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 and official seal at Nashville, Tennessee this 11 th day of March, 2025.

Marie Hawkins

Notary Public

My Commission Expires: 7-7-2025

(Notary Seal)

