Karen Johnson Davidson County
Batch# 1272167 DEEDWARR
05/12/2025 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20250512-0037240

Prepared by and
After Recording Return to:
Blake Garner, Attorney, Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2025.

April Sumruld
Notary Public
My Commission Expires:
12-19-2028

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Dennis M. Lashinsky 4969 Tranham Rd Whites Creek, TN 37189	Community Mortgage 12980 Metcalf Ave. Suite 100 Overland Park, KS 66213	Tax Map(s): 031-00-0- Parcel(s): 146.00

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,
BRANDON JACKSON, MARRIED
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
DENNIS M. LASHINSKY, A MARRIED MAN,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying in formerly the 14th Civil District of Nashville, Davidson County, Tennessee; bounded on the east and south by property belonging to Oreatha Cotton of record in Will Book 70, Page 25; also on the south by property belonging to Maggie Gooch of record in Deed Book 4925, Page 49; on the north by the remaining property of Ameria Collier Heirs, Deed Book 2992, Page 283; and on the west by property belonging to H. A. Sesler of record in Book 6809, Page 336, and more specifically described as follows:

BEGINNING at a point in the center of Tranham Creek, said point being on the east margin and twenty five feet (25') east of a nail in the center of Tranham Road and being approximately 3,650' east of the intersection of Tranham Road and Whites Creek Pike, the southeast corner of this tract; thence south 71 deg. 01 min. 47 sec. west, 394.26' to an iron pin set in an old fence line and being 57.62' west of an iron pin marking the northwest corner of Maggie Gooch's property and being the southwest corner of this tract; thence north 31 deg. 13 min. 59 sec. west, 578.41' to an iron pin set in Sesler's line on the side of a hill and on the south side of a small branch and being the northwest corner of this tract; thence with Sesler's line north 76 deg. 58 min. 30 sec. east, 454.05' to an iron pin set in the Center of Tranham Creek, the northeast corner of this tract; thence with the center of said creek the following, south 24 deg. 58 min, 51 sec. east 121.54' to an iron pin set in the center of said creek; thence south 58 deg. 36 min. 27 sec. east, 64.53' to a nail set in the center of Tranham Road and at the center of Tranham Creek; thence south 27 deg. 16 min. 55 sec. east, 94.82' to a point in the center of said creek; thence south 46 deg, 47 min. 45 sec. east 53.87' to a point; thence south 02 deg. 54 min. 11 sec. west, 30.97' to a point; thence south 01 deg. 25 min. 23 sec. west, 54.73 feet to a point; thence south 20 deg. 30 min. 04 sec. east, 126.15' to the point of beginning and containing 5.54 acres more or less according to a survey by Galyon W. Northcutt, RLS #1529.

INLCUDED in this tract is a twenty-five foot (25') ingress/egress easement for access to a small cemetery measuring fifty feet (50'), east by west, and one hundred fifty feet (150'), north and south. Said easement is adjacent to and parallel with the south property line of this tract and begins on the west margin of Tranham Road and proceeds west 112.09' to the east boundary of the cemetery.

ALSO included in this tract but expressly excluded therefrom is a 50' right of way approximately parallel

with and adjacent to east property line and containing 0.37 acres. The right of way begins on a nail in the center of Tranham Road at the south boundary of above-described tract and follows the centerline of said road with the following description, north 19 deg. 17 min. 44 sec. west 197.23' to a nail; thence north 14 deg. 47 min. 24 sec. west, 72.43' to a nail; thence north 12 deg. 14 min. 05 sec. west, 78.69' to a nail in the center of the road over Tranham Creek.

BEING the same property conveyed to Brandon Jackson by deeds of record in Instrument Nos. 20101210-0098701 and 20150925-0097688, Register's Office of Davidson County, Tennessee.

Said property was never used as a primary marital resident of the said Grantor.

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(s) here.

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

This is improved property known as: 4969 Tranham Rd, Whites Creek, TN 37189

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 7th day of May, 2025.

Brandon Jackson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Brandon Jackson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of May, 2025.

Notary Public

My Commission Expires: 10/17/2026

(SEAL)



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 7. 2025.

Affiant Signature

12th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028