This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson
Batch # 1284754
06/16/2025 12 03 50 PM
Fees $13 00 Taxes $2,516 00
20250616-0046836

Davidson County
DEEDWARR
2 pgs

CAVAN MCC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

'al consideration or value, whichever is
er is $680,000 00
nt MacKenzie Walker

cribed and sworn before me this the
___ day of June, 2025

Notary Public
My commission expires 9/21/26

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Samuel Walker AND Ava MacKenzie Walker 2724 Greenside Place Nashville, TN 37206	Primis Mortgage Company 5535 Currituck Dr , Ste 120 Wilmington, NC 28403	083-04-0A 006 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEFFREY JASTROW AND TESSA LOWE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SAMUEL WALKER AND AVA MACKENZIE WALKER, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 6 on the Plan of First Amendment, Greenside Park, of record in Instrument No 20120507-0039371, revising Instrument No 20120418-0033109, Register's Office for said County to which plan reference is hereby made for a more complete description

Being the same property conveyed to Jeffrey Jastrow, an unmarried man, by deed dated 07/31/2017, from Andrew Wayne Coffman and Nicolette C Coffman, husband and wife, of record in Instrument No 20170802-0078515, said Register's Office

Tessa Lowe, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 2724 Greenside Place, Nashville, TN 37206

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this the 10 day of June, 2025

Jeffrey Jastrow by Jenny West Attorney in fact
Jeffrey Jastrow by Jenny West as Attorney-in-fact

Tessa Lowe by Jenny West Attorney in fact
Tessa Lowe by Jenny West as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeffrey Jastrow by Specific POWER OF ATTORNEY dated 06/03/2025, and who acknowledged that he executed the same as the free act and deed of Jeffrey Jastrow

Witness my hand and official seal this 10 day of June, 2025

My commission expires 9/21/26

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tessa Lowe by Specific POWER OF ATTORNEY dated 06/03/2025, and who acknowledged that he executed the same as the free act and deed of Tessa Lowe

Witness my hand and official seal this 10 day of June, 2025

My commission expires 9/21/26

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY