Prepared by.
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $864,900 00

Affiant

Subscribed and sworn to before me this 18th day of June, 2025

Notary Public
My commission expires 1/30/29

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 30, 2029

Karen Johnson Davidson County
Batch # 1287359 DEEDWARR
06/20/2025 09 53 44 AM 3 pgs
Fees $18 00 Taxes $3,200 13

20250620-0048341

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Dale Jackson 804 WICKSHIRE DR BRENTWOOD, TN 37027	NEW OWNER	172-09-0A-112-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jeremy L. Bolls and Holly D. Bolls, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael Dale Jackson and Jennifer Eve Jackson, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows.

Being Lot No 112 on the Plan of Banbury Crossing, Section 3, of record in Plat Book 9700 Pages 665-666, 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 L Bolls and Holly D. Bolls, husband and wife, by deed from Jarrod A. Lord and Allison M. Lord, husband and wife, of record in Instrument No. 20121119-0106634, Register's Office for Davidson County, Tennessee, and dated November 16, 2012

This conveyance is made subject to the following

1 Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Banbury Crossing of record in Plat Book 9700 Pages 665-666 Register's Office for Davidson County, Tennessee

3 Subject to the Covenant, Condition, or Restriction, recorded in Book 10369, Page 48, Supplemented in Book 10962 Page 516, Book 11218 Page 180, amended in Instrument No 20030728-0105031, and Instrument No. 20051020-0126681 in the official records of the Davidson County Register of Deeds.

4 Charter of Banbury Crossing Homeowners Association of record in Book 1118 Page 575 Register's Office for Davidson County, Tennessee.

This property is improved property known as 804 Wickshire Drive, Brentwood, TN 37027

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 18th day of June, 2025

Jeremy L Bolls by Holly D Bolls his attorney in fact
Jeremy L Bolls by Holly D. Bolls, his Attorney-In-Fact

Holly D Bolls
Holly D. Bolls

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of June, 2025, before me personally appeared Holly D. Bolls to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeremy L Bolls acknowledged that such person executed the same as the free act and deed of Jeremy L. Bolls.

Notary Public

My Commission expires 2-7-27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of June, 2025, before me personally appeared Holly D. Bolls, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 17th day of June, 2025

Notary Signature
My commission expires 2-7-27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY