WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc , 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 462,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2025

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

COMMISSION EXPIRES 11-3-25

Karen Johnson Davidson County
Batch # 1292668 DEEDWARR
07/02/2025 10 49 17 AM 2 pgs
Fees $13 00 Taxes $1,709 40

20250702-0052230

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Venant Sindayigaya Claudine Sindayigaya	Same as New Owner	059-04-0A-190-00
(NAME)	(NAME)	
3180 Bridgepoint Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **John L. Jackson and Brenda G. Jackson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Venant Sindayigaya and Claudine Sindayigaya, husband and wife, ,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot No. 221 on the Plan of Phase 4, 5 & 6, Brookview Subdivision of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John L. Jackson and wife, Brenda G. Jackson by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20070727-0089529, dated July 25, 2007 and recorded July 27, 2007 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records

This is Improved property, known as **3180 Bridgepoint Drive** (House Number) (Street) **Nashville, TN** (P O Address) (City or Town) (State) **37207** (Postal Zip)

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 assigns forever, and we do 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, successors 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 our hands this 30th day of June, 2025

John L Jackson

Brenda G Jackson

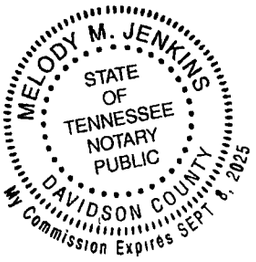
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **John L. Jackson and Brenda G. Jackson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained

WITNESS my hand and seal this 30th day of June, 2025

Notary Public

Commission Expires 9-8-2025



Return to:

Rudy Title & Escrow, LLC
POST RECORDING
608 Shelby Avenue
Nashville, TN 37206

File No 8346-25
Warranty Deed Individual eRec LES rev 09-2018