THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8759-WE

Karen Johnson
Batch # 1306343
08/06/2025 09 45 29 AM
Fees $13 00 Taxes $1,554 00

Davidson County
DEEDWARR
2 pgs

20250806-0062367

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2025

Tracy Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Lockhart 2025 Tenancy by the Entirety Trust, dated June 3, 2025	NEW OWNER	
7638 Old Charlotte Pike		141-15-0A-010.00-CO
Nashville, TN 37209		
(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, **Michelle Jasko, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Lockhart 2025 Tenancy by the Entirety Trust, dated June 3, 2025**

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 Lot No. 86 on the plan of Rolling River Estates, Section 1, of record in Book 4860, page 27, Register's Office for Davidson County, Tennessee as follows:

Beginning at a point in the Northerly margin of Cotton Blossom Lane, said point being the common corner of lots 85 and 86, thence with the line between said two lots Northwardly 165 feet to a point; thence westwardly 98 feet to the Easterly margin of Rolling River Parkway, Southwardly 140 feet to the beginning of a curve; thence around said curve to the left 39.27 feet to the Northerly margin of said Cotton Blossom Lane; thence with the Northerly margin of said Cotton Blossom Lane, Eastwardly 73 feet to the point of beginning.

Being the same property conveyed to Michelle Jasko by Warranty Deed from William Collins and Tommie Lou Collins of record in Instrument No. 20010820-0089502 Register's Office for Davidson County, Tennessee, dated July 26, 2001 and recorded on August 20, 2001.

Richard J. Laub, joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Michelle Jasko.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **7330 Rolling River Parkway, Nashville, TN 37221**

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 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 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 the 4 day of August, 2025.

Michelle Jasko

Richard J. Laub

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michelle Jasko,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 4 day of August, 2025.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard J. Laub,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 4 day of August, 2025.

My Commission expires Nov 8 2027

Notary Public

R.L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON