Prepared by and Return to:
Graphman and Hall
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1306648 DEEDWARR
08/07/2025 12 06 17 PM 2 pgs
Fees $13 00 Taxes $2,127 50
20250807-0062758

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00

Affiant

Subscribed and sworn to before me, this 5th day of August, 2025

Notary Public
My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Bailey Plante and Landon Fleeman 934 Giant Oak Drive Nashville, TN 37217	New Owner	Tax Parcel ID No. 106 15 0 055.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACKSON FORD SAUNDERS AND ERICA NICOLE JURENA, JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BAILEY PLANTE AND LANDON FLEEMAN, WIFE AND HUSBAND** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 101 on the Plan of Section 2, Hill-N-Dale of record in Plat Book 4175, Page 5, 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 Jackson Ford Saunders and Erica Nicole Jurena, Joint Tenants with Full Right of Survivorship by Deed dated August 12, 2022 from Erik Walter Jahner and Bethany Kirby Jahner, Husband and wife, recorded August 22, 2022, in Instrument Number 202208220094323, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **934 Giant Oak Drive, Nashville, TN 37217**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2025.

JACKSON FORD SAUNDERS
ERICA NICOLE JURENA BY JACKSON FORD SAUNDERS, AS ATTORNEY IN FACT.

ERICA NICOLE JURENA BY JACKSON FORD SAUNDERS, AS ATTORNEY IN FACT

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 bargainors, **JACKSON FORD SAUNDERS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of August 2025.

CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-2-2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **ERICA NICOLE JURENA** the within named bargainor, 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 on behalf of **JACKSON FORD SAUNDERS**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of August 2025.

Notary Public
My Commission Expires: 11-2-26

CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY