WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306714 DEEDWARR
08/07/2025 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250807-0062841

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF AUGUST, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-7-27

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3444LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Nigel Vorbrich and Ashley Robles	Cadence Bank	168 00 0 031.01
9563 S. Harpeth Road	P. O. Box 3356	
Nashville, TN 37221	Tupelo, MS 38803	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM H. JACKSON AND KRISTINA M. JACKSON, TRUSTEES OF 6973 FAMILY TRUST DATED JUNE 20, 2021

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

NIGEL VORBRICH, A single ~~AN UNMARRIED~~ MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 9563 S. Harpeth Road, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 1st day of August, 2025.

William H. Jackson and Kristina M. Jackson, Trustees of 6973 Family Trust dated June 20, 2021

BY: _____
William H. Jackson, Trustee

BY: _____
Kristina M. Jackson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, William H. Jackson and Kristina M. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of WILLIAM H. JACKSON AND KRISTINA M. JACKSON, TRUSTEES OF 6973 FAMILY TRUST DATED JUNE 20, 2021, the within named barganor, a trust, and that William H. Jackson and Kristina M. Jackson, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of August, 2025.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 02/13/2027 WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described according to a survey made by S.H. Hutchison, June 1961, as follows:

Beginning at a point in the South Harpeth Road at the southwest corner of the property conveyed to Glen H. Malugin and wife, Shirley Malugin, by deed from Frank N. White and wife, of record in Book 3338, page 397, Register's Office for said County, thence with said Malugin's southern boundary line North 66 degrees East 915 feet; thence South 34 degrees East 231 feet to the northerly margin of a 50-foot unnamed road; thence with said road south 64 degrees West 894 feet to a point in the South Harpeth Road; thence with the same North 37 degrees 30 minutes West 260 feet to the beginning, containing 5 acres, more or less.

Being the same property conveyed to 6973 Family Trust U/A/D June 20, 2024, by Quitclaim Deed from William H. Jackson, III and Kristina M. Jackson, husband and wife, dated November 19, 2024, and recorded November 21, 2024, of record in Instrument No. 20241121-0091182, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William H. Jackson, III and wife, Kristina M. Jackson, by Warranty Deed from Michael Guillen and Laurel Guillen, husband and wife, dated June 15, 2018, and recorded June 18, 2018, of record in Instrument No. 20180618-0058541, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

2. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

3. Liability as to taxes resulting from rollback and or greenbelt taxes assessed pursuant to the provisions of TCA 67-5-1001, et seq.

4. Any enlargement or loss of Land by reason of accretion, reliction, avulsion or erosion.

5. The rights of others in and to the use of the waters located on the premises and the natural flow thereof.

I, Amy Cross Nance, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 1st day of August, 2025

Dated 8/1/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 1st day of August, 2025

My commission expires: 4-21-2027

Sheri Engel
Notary Public

SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY