WARRANTY DEED	STATE OF TENNESSEE COUNTY OF [redacted] WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2025 Notary Public MY COMMISSION EXPIRES: 1/24/28 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 1318784 DEEDWARR 09/04/2025 03:04:30 PM 3 pgs Fees: $18.00 Taxes: $1,591.00 20250904-0070858	
File No. SG-25-10939	

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Collin Best and Kristen Best	Same as new owners	
(NAME)	(NAME)	
1137 Jacksons View Road		086-07-0-027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(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, I/we, **Zachary Davis and Lane Davis, Husband and Wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Collin Best and wife, Kristen Best**, HEREINAFTER CALLED THE GRANTEE, 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. 66 on the Plan of Phase I, Section Two, on the Plan of Jackson's Retreat, of record in Plat Book 5200, Pages 334 and 335, and amended in Book 5972, Page 96, 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 Zachary Davis and Lane Davis, husband and wife by Warranty Deed from Jansen Broussard King, a single man, and Gia Broussard, a single woman of record in Instrument No. 20230308-0016787 Register's Office for Davidson County, Tennessee, dated March 06, 2023 and recorded on March 08, 2023.

This is property more commonly known as 1137 Jacksons View Road, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 3rd day of September, 2025.

Zachary Davis

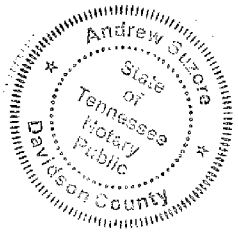
Lane Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2025, before me personally appeared Zachary Davis and Lane Davis, 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 3rd day of September, 2025.

Notary Signature
My commission expires: May 8, 2028



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/3/25 (date of document).

9/4/25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9/4/25, 2025.

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal