Karen Johnson Davidson County
Batch# 1320585 DEEDWARR
09/09/2025 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250909-0072128

WARRANTY DEED

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2028

File No. KS-25-10788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2025

Notary Public

MY COMMISSION EXPIRES: 7/6/2028

(AFFIX SEAL)

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
Susan Wright	Susan Wright	
(NAME)	(NAME)	
129 Neese Drive		119-15-0-150.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**333 Stephens Valley Blvd Nashville TN 37221**	
(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, **Markham Todd Jackson, a unmarrried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan D. Wright, a single woman**, 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 located in Davidson County, Tennessee and being known and designated as all of Lot No. 14, Neese Heights, as shown on the plat of the same of record in Plat Book 1424, Page 134, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Markham Todd Jackson, unmarried man by Warranty Deed from Hidden Trail Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20200723-0080803 Register's Office for Davidson County, Tennessee, dated July 20, 2020 and recorded on July 23, 2020.

This is property more commonly known as 129 Neese Drive, Nashville, TN 37211.

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 29th day of August, 2025.

Markham Todd Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2025, before me personally appeared Markham Todd Jackson, 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 29th day of August, 2025.

Notary Signature
My commission expires: May 8, 2028



Tennessee Certification of Electronic Document

I, Trevor Keller, 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 9/9/2025 (date of document).

Affiant Signature

9/9/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

