WARRANTY DEED

Karen Johnson Davidson County
Batch# 1321644 DEEDWARR
09/15/2025 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20250915-0073183

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4.3.29

(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1419

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Daniel Jackson	Daniel Jackson	050-02-0C-088.00-CO
(NAME)	(NAME)	
2931 Winterberry Dr.	2931 Winterberry Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Two Thousand And No/100 Dollars ($372,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MONICA LYNNE BAKER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL LEBRON JACKSON, A SINGLE MAN,** 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. 88 on the Plan of Final Plat, Thornton Grove PUD, Phase 1B and 1C of record in Plat at Instrument No. 20200828-0097695, 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 Michelle Annette Wohler, unmarried woman by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20220630-0075981, Register's Office for Davidson County, Tennessee, dated June 28, 2022 and recorded on June 30, 2022.

Being the same property conveyed to Michelle A. Wohler, as Trustee of the Michelle A. Wohler Trust dated January 08, 2021 by Quitclaim Deed from Michelle Annette Wohler, unmarried woman of record in Instrument No. 20221227-0132363, Register's Office for Davidson County, Tennessee, dated December 14, 2022 and recorded on December 27, 2022.

Being the same property conveyed to Monica Lynne Baker, an unmarried woman by Warranty Deed from Michelle A. Wohler, as Trustee of the Michelle A. Wohler Trust dated January 08, 2021 of record in Instrument No. 20230913-0071858, Register's Office for Davidson County, Tennessee, dated September 08, 2023 and recorded on September 13, 2023.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 2931 Winterberry Dr., Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 10th day of September, 2025.

Monica Lynne Baker

Monica Lynne Baker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 10th day of September 2025, before me personally appeared Monica Lynne Baker, 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 (or person's) free act and deed.

Notary Public

Printed Name: Amelia Swanson

My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 September 10, 2025.

Affiant Signature

September 10, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10th of September 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County