This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6973-TM

Karen Johnson Davidson County
Batch# 1322896 DEEDWARR
09/16/2025 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20250916-0073914

STATE OF TENNESSEE
COUNTY OF Davidson

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $539,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2025.

Notary Public
My Commission Expires: 3-27-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Megan Elizabeth Jackson 2817 Fortland Drive Nashville, TN 37206	The New Owner	083 15 0 036.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Bronie H. Victory, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Megan Elizabeth Jackson, an unmarried woman** (individually and/or collectively, "Grantee"), 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. 64 on the Plan of FORTLAND PARK, SECTION II, as of record in Book 2900, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 80 feet on the Southerly side of Fortland Drive and runs back between parallel lines 155 feet to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Bronie H. Victory, as individual and heir of the Estate, by Executrix's Quitclaim Deed from Bronie H. Victory, Executrix for the Estate of Helen L. Hunter and Suzanne Holmes, Executrix for the Estate of Helen L. Hunter, of record in Instrument No. 20230809-0061809, in the Register's Office of Davidson County, Tennessee, dated July 18, 2023 and recorded on August 09, 2023.

Being the same property conveyed to Charles M. Hunter and wife, Louise O. Hunter, by Warranty Deed from S. D. Harrison Company, Inc., a Tennessee Corporation, of record in Book 3029, Page 290, in the Register's Office of Davidson County, Tennessee, dated February 16, 1960 and recorded on February 18, 1960. The said Charles M. Hunter died on 1989, then Louise O. Hunter died July 11, 2022 testate, devising subject property to Bronie H. Victory. See Probate Case 22P-1407, Davidson County Seventh Circuit Court.

This is improved property located at: 2817 **Fortland Drive, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant

with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 15th day of September, 2025.

GRANTOR:

Bronie H. Victory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bronie H. Victory, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~15th~~ 12 day of September, 2025.

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/15/25 (date of document).

Affiant Signature

9/16/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of Sept., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

