WARRANTY DEED

Karen Johnson Davidson County
Batch# 1331087 DEEDWARR
10/07/2025 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $714.84
20251007-0079902

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

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

File No.: 2025-1325

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Shawn Jackson	NEW OWNER	150-01-0-044.00
(NAME)	(NAME)	
470 Rural Hill Rd	470 Rural Hill Rd	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thousand And No/100 Dollars ($100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIEN D. LUTES AND AMY LUTES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN JACKSON, UNMARRIED,** 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. 176 on the Plan of Section One, Edge-O-Lake Estates of record in Plat Book 3600, Page 43, 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 Brien D. Lutes and Amy Lutes, Husband and Wife by Warranty Deed from Amy King, married of record in Instrument No. 20130722-0075387, Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on July 22, 2013. See Scrivener's Affidavit correcting the grantee of record in Instrument No. 20130730-0079085, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☑ property, known as 470 Rural Hill Rd, Nashville, TN 37217
(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 26 day of September, 2025.

Brien D. Lutes

Brien D. Lutes

Amy Lutes

Amy Lutes

STATE OF South Carolina

COUNTY OF York

On this 26 day of September, 2025, before me personally appeared Brien D. Lutes and Amy Lutes, 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.

Laurie Landry

Notary Public LAURIE LANDRY

My Commission Expires: 11·18·30

LAURIE LANDRY
NOTARY PUBLIC
My Comm. Exp. Nov 18. 2030
STATE OF SOUTH CAROLINA

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 Sept 26, 2025.

Affiant Signature _____

Sept. 26, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of Sept. 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 10/4/27

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON