WARRANTY DEED

Karen Johnson Davidson County
Batch# 1332430 DEEDWARR
10/10/2025 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20251010-0080960

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Joslyn Springer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF October, 20 25.

Notary Public

MY COMMISSION EXPIRES: 7-6-26
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
AMY FREDRICKS SAMPSON
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Margaret E. Taylor	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 5745 Brentwood Trace	(NAME)	160140B04500CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **Alexandra Alyn Jackson and Ryan Jackson, wife and husband**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret E. Taylor, a single woman**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Unit No. 5745 in Brentwood Trace Condominiums, Horizontal Property Regime, located on OLd Hickory Boulevard, Brentwood, Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, and amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alexandra Rickman and Ryan Jackson, wife and husband, by virtue of that certain Warranty Deed dated December 28, 2021, and being of record at Instrument No. 20211229-0171192 in the Register's Office of Davidson County, Tennessee.

Alexandra Rickman is also know as Alexandra Alyn Rickman and Alexandra Rickman Jackson

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 5745 Brentwood Trce Brentwood, TN 37027
(House Number) (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 my hand this 9th day of October, 2025.

Ryan Jackson

Alexandra Alyn Jackson

STATE OF Tennessee
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Ryan Jackson and Alexandra Alyn Jackson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of October, 2025.

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 10-9-25 (date of document).

Date: 10-9-25

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 9th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

STATE OF TENNESSEE NOTARY PUBLIC
AMY FREDRICKSON
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026