WARRANTY DEED

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 6, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cole D. Jackson	NEW OWNER	107-13-0-064.00
(NAME)	(NAME)	
1216 Ainlay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1334838 DEEDWARR
10/16/2025 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20251016-0082441

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **High Flight LLC, a Mississippi limited liability company**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cole D. Jackson, a single person**, hereinafter called the GRANTEE(S), his/her/their 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 312, Miro Meadows, Second Addition, as shown on plat of record in Plat Book 1424, Page 112, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to High Flight Rentals, LLC, a Mississippi limited liability company by Warranty Deed from Jeremy P. Few and wife, Melissa Robyn Few, dated 09/07/2012, of record in Instrument No. 20120910-0081660, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to High Flight, LLC, a Mississippi limited liability company by Quitclaim Deed from High Flight Rentals, LLC, a Mississippi limited liability company, dated 08/14/2014, of record in Instrument No. 20140916-0084888, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cassandra Few by Quitclaim Deed from High Flight, LLC, a Mississippi limited liability company, dated 11/14/2019, of record in Instrument No. 20191202-0123980, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to High Flight, LLC, a Mississippi limited liability company by Quitclaim Deed from Cassandra Few, dated 05/27/2021, of record in Instrument No. 20210604-0075230, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1216 Ainlay Drive, Nashville, TN 37217

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of October, 2025.

High Flight LLC

By: Ethan Few, Managing Member

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ethan Few with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing Member of High Flight LLC the within named bargainor, a Mississippi Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Ethan Few, as such Managing Member.

Witness my hand and Official seal this 15th day of October, 2025.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Tennessee Certification of Electronic Document

I, April G Nichols 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 10-15-2025 (date of document).

Affiant Signature

October 15, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

