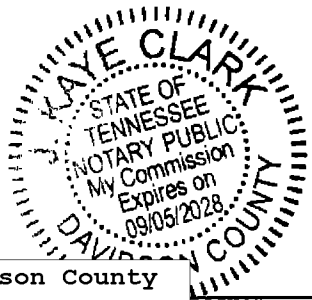
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9.5.2028

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1335516 DEEDWARR
10/17/2025 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20251017-0083097

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lance Jackson	New Owner	069-02-0-028.00
(NAME)	(NAME)	
3900 Drakes Branch Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we James K. Esmon as the sole heir at law for the Estate of Jimmie Mai Esmon, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Lance Jackson, a single man 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 No. 1, on the Plan of the Resubdivision of Lot No. 6, Section One, Enchanted Hills, of record in Plat Book 5800, Page 296, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Permatis Jones and Ernestine Denkins, both unmarried, as joint tenants in common with rights of survivorship by Deed from Drakes Branch, Ltd., dated 12/10/1990, of record in Book 8258, Page 654, Register's Office for Davidson County, Tennessee.

The said Ernestine Denkins died on February 3, 1993, leaving the said Permatis Jones, the sole surviving tenant with right of survivorship.

The said Permatis Jones died intestate on May 27, 2008, leaving the said Patricia Douglas, appointed as Administrator of the Estate of Permatis Jones, as evidenced in File No. 08P1221, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmie Mai Esmon, an unmarried woman by Warranty Deed from Patricia Douglas, Administrator of the Estate of Permatis Jones, dated 01/31/2012, of record in Instrument No. 20120206-0010538, Register's Office for Davidson County, Tennessee.

The said Jimmie Mai Esmon died intestate on February 19, 2024, leaving the said James K. Esmon as his sole heirs at law of the Estate of Jimmie Mai Esmon, deceased, as evidenced in Affidavit of Heirship of record in Instrument No. 20240723-0055642, and Instrument No. 20240723-0055643, 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 ☒ 3900 Drakes Branch Road, Nashville, TN 37218

(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 17th day of October, 2025.

James K. Esmon

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Esmon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of October, 2025.

Notary Public: _____
My Commission Expires: _____

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

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

Certificate of Authenticity

I, _____, 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 this 17 day of October, 2025.

_____
Affiant Signature

10/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of October, 2025

_____
Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

