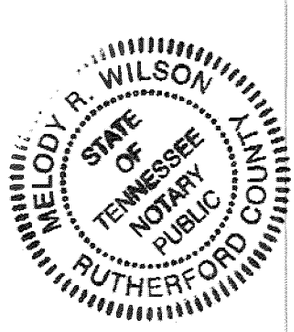
Karen Johnson Davidson County
Batch# 1337310 DEEDWARR
10/22/2025 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,557.70
20251022-0084308



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $421,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of October, 2025.

Notary Public

My commission expires: 10/21/2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amy Belinda Heath and Maranda Kiddey	**New Owner**	**054-13-0-017.00**
3244 Lakeshore Drive		
Old Hickory, TN 37138		

FOR AND IN 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, WE,

Karin Jackson Hensley, Executrix of Estate of Dorothy J. Jackson, Melissa Jackson Starchild, Karin Jackson Hensley, Kenneth L. Jackson, Jr., Ryan Byrn, and Cody Byrn, the legal heirs of Dorothy J. Jackson, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Belinda Heath and Maranda Kiddey, as joint tenants with right of survivorship,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Land in Davidson County, Tennessee, being parts of Lots No. 15 and 16 of Section 2, on the Plan of Life & Casualty Insurance Company's Subdivision at Dupontonia, as of record in Book 843, page 56, Register's Office for said County, and described as follows:

BEGINNING at a point in the center line of Fitts Avenue at the southeast comer of a part of Lot as conveyed to J. S. Vantrease and wife, of record in Book 2241, page 409, Register's Office for said County; thence in a northeasterly direction with Vantrease's easterly line 451 feet to a point, Vantrease's northeast, comer; thence north 39° 06' East 5.7 feet to a point; thence south 36° 23' east 463.44 feet to a point in the center line of Pitts Avenue; thence with the center line of the same, south 64° 54' west 80 feet to the point of beginning. Being the same property conveyed to Eugene Edward Davis, by deed from Dorothy Wright Cameron, unmarried, as of record in Book 2488, page 31, Said Registers Office.

Being the same property conveyed to Kenneth L. Jackson and wife, Dorothy J. Jackson by Deed dated March 13,1956 from Eugene Edward Davis and wife Lucille Davis, in Book 2496, Page 271, Official Records of Davidson County, Tennessee.

Tract 2:
A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by C. N. Harrub Engineering Company, September, 1957, and more particularly described as follows:

BEGINNING at a point in the center of Lakeshore Drive, the same being the southwest comer of land of F. B. McDonald, of record in Book 975, page 286, Register's Office for Davidson County, Tennessee; thence N. 35 deg. 23' West 463.44 feet to an iron pipe in the fence line between F. B. McDonald and D. B. Maxwell; thence North 38 deg. 45' East 35 feet to an iron pipe in the fence line between F. B. McDonald and D. B. Maxwell; thence South 31 deg. 53' East 474.17 feet to the point of beginning, containing 0.17 acre.

M&H File #: **25-472**

Also being all of the property Kenneth L. Jackson and wife, Dorothy J. Jackson by Warranty Deed from Frank B. McDonald and wife, Irene T. McDonald, in Book 2903, Page 437, Official Records of Davidson County, Tennessee.

Also being all of the property Kenneth L. Jackson and wife, Dorothy J. Jackson by Warranty Deed from Frank B. McDonald and wife, Irene T. McDonald, in Book 2903, Page 437, Official Records of Davidson County, Tennessee. Kenneth L. Jackson (Sr.) died on December 23, 2003 leaving Dorothy J. Jackson as his surviving spouse. Dorothy J. Jackson died on December 20, 2004 leaving a Last Will and Testament that was probated in the Seventh Circuit Court for Davidson County Tennessee under Case No. 25P-446. Dorothy J. Jackson was predeceased by her daughter Debra Kay Jackson Byrn who died on March 14, 2008. Debra Kay Jackson Byrn was survived by her sons Ryan Byrn and Cody Byrn. See Affidavits of Heirship of record in Instrument No. 202510220084303, and in Instrument No. 202510220084304, Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. All matters appearing on the plan of record in Book 843, Page 56, Register's office for Davidson County, Tennessee.
b. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
c. All other easements and restrictions of record.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as 3244 Lakeshore Drive, Old Hickory, TN 37138.

Karin Jackson Hensley, Executrix of the Estate of Dorothy J. Jackson, joins in the execution of this instrument to transfer and convey all interest that the Estate may have in the within property, if any.

This is inherited property, and it has not been used as the marital residence of any of the Grantors.

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 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 21st day of October 2025.

Melissa Jackson Starchild by Karin Jackson Hensley her Attorney-In-Fact
Melissa Jackson Starchild, by Karin Jackson Hensley, her Attorney-In-Fact

Kenneth L Jackson Jr, by Karin Jackson Hensley his attorney-in-fact
Kenneth L. Jackson, Jr. by Karin Jackson Hensley, his Attorney-In-Fact

Karin Jackson Hensley
Karin Jackson Hensley

Karin Jackson Hensley
Karin Jackson Hensley, Executix of the Estate of Dorothy J. Jackson

Cody Byrn by Karin Jackson Hensley his attorney-in-fact
Cody Byrn, by Karin Jackson Hensley, his Attorney-In-Fact

Ryan Byrn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karin Jackson Hensley, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Melissa Jackson Starchild, Kenneth L. Jackson Jr., and Cody Byrn for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Melissa Jackson Starchild and Kenneth L. Jackson Jr. and Cody Byrn and is authorized by Melissa Jackson Starchild, Kenneth L. Jackson Jr., and Cody Byrn to execute this instrument on their behalf.

Witness my hand, at office, this 21st day of October, 2025.

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

Notary Signature

My commission expires: _____

M&H File #: **25-472**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid Karin Jackson Hensley, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2025.

Notary Signature

Alicia R. Hamilton STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/28/2029 WILLIAMSON COUNTY

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid Karin Jackson Hensley, Executrix of the Estate of Dorothy J. Jackson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October 2025.

Notary Signature

Alicia R. Hamilton STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/28/2029 WILLIAMSON COUNTY

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ryan Byrn, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness ~~my~~ hand, at office, this 21st day of October 2025.

Notary Signature

Alicia R. Hamilton STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/28/2029 WILLIAMSON COUNTY

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Cody Byrn, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my ~~hand~~, at office, this 21st day of October 2025.

Notary Signature

Alicia R. Hamilton STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/28/2029 WILLIAMSON COUNTY

My commission expires: _____

M&H File #: **25-472**

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 10-21-25 (date of document).

Affiant Signature

10-22-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd day of October, 2025.

Notary's Signature

My Commission Expires: 8/19/2028

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford