This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24796-MC

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1341762 DEEDWARR
11/04/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20251104-0087593

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Josemilio Enrique Dubon Crespo
Affiant

Subscribed and sworn to before me, this the 30th day of October, 2025.

Notary Public
My Commission Expires: 5.9.26

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Josemilio Enrique Dubon Crespo and<br>Lillie Angela Crane<br>4284 Laurenwood Drive<br>Antioch, TN 37013 | Neighborhood Loans, Inc.<br>1333 Butterfield Road<br>600<br>Downers Grove, IL 60515 | 165 13 0A 078.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sandra Lee Jackson, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Josemilio Enrique Dubon Crespo, a single man, and Lillie Angela Crane, a single woman, as joint tenants with rights 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:

Land in Davidson County, Tennessee, being Lot No. 332 on the Plan of PEPPERTREE FOREST, SECTION SIX, a Planned Unit Development, as of record in Plat Book 7900, Page 572, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sandra Lee Jackson, by Quitclaim Deed from Sandra L. Jackson, a married woman htta Sandra L. Zeigler, of record in Instrument No. 20081113-0112276, in the Register's Office of Davidson County, Tennessee, dated October 24, 2008, and recorded on November 13, 2008.

Being the same property conveyed to Sandra L. Zeigler, by Warranty Deed from Joyce W. Stout, of record in Instrument No. 20050906-0106380, in the Register's Office of Davidson County, Tennessee, dated August 31, 2005, and recorded on September 06, 2005.

**Brian Jackson** joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **4284 Laurenwood Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2026, and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 30th day of October, 2025.

GRANTOR:

Sandra Lee Jackson

Brian Jackson

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandra Lee Jackson and Brian Jackson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of October, 2025.

Notary Public
My Commission expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

I, Kirsten Virden, 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 10/30/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/30/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of October, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM