Karen Johnson Davidson County
Batch# 1343489 DEEDWARR
11/12/2025 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20251112-0089807

Name and Address of New Owner:
Jacqueline Paige Berlin
725 Baugh Road
Nashville, TN 37221

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 142-10-0-088.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christy Lynn (Evans) Jackson, a married woman**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Jacqueline Paige Berlin, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Green Meadows, Section 1, of record in Book 5050, Page 92, Register's Office for said County.

Said Plan shows Lot No. 14 fronts 74 feet on the southerly side of Baugh Road and extends back 137.80 feet on the easterly line and 139.20 feet on the westerly line to a dead line measuring 74.01 feet thereon.

Being the same property conveyed to William Roger Evans, a single person, by Warranty Deed from David E. Germer and wife, Carol M. Germer, of record in Book 6645, Page 759, Register's Office for Davidson County, Tennessee, dated August 30, 1985 and recorded on September 3, 1985. Said William Roger Evans died on or about September 23, 2012. His estate being probated in the Seventh Circuit Court of Davidson County, Case No. 12P-1707, the subject property being vested in Christy Lynn (Evans) Jackson.

Being improved property known as 725 Baugh Road, Nashville, Tennessee 37221.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of November, 2025.

Christy Lynn Evans (SEAL)
Christy Lynn (Evans) Jackson Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal this 10th day of November, 2025.

ASHLYNN HENGEMIHLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 10th day of November, 2025.

ASHLYNN HENGEMIHLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 11/28/27
File No. GNT-25-4251

20251120089807

Tennessee Certification of Electronic Document

I, Steven Disser; 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 11-10-25.

Affiant Signature

11-10-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of November, 2025.

Notary Signature

My Commission Expires: 5-9-26

