BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch # 1356708 **DEEDWARR**
12/11/2025 10 40 17 AM 2 pgs
Fees $13 00 Taxes $1,665 00

20251211-0098579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000 00

Nancy Enoch
Affiant

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 9th day of December, 2025

Notary Public

My Commission Expires. 11-8-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to	Map-Parcel No (s)
Aimee Lashlee and Matthew Carney	NEW OWNER	142-13-0C-080-00
8729 Sawyer Brown Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Charles Eugene Jackson, III and Jennifer LeAnn Jackson, Co-Trustees of The Jackson Joint Revocable Trust dated July 31, 2018

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

Matthew Edward Carney and Aimee Lashlee, husband and wife

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 Unit No 8729, together with the carport designated No 8729-C, in River Plantation, Section XI, Phase 1A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section XI, Phase 1A, Condominium Apartments, recorded in Book 9700, Page 694, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Book 11029, Page 592, Register's Office for Davidson County, Tennessee, and Plat Book 9700, Page 482, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section XI, Phase 1A, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat in Book 9700, Page 482, et seq , Register's Office for Davidson County, Tennessee, as applied to Section XI, Phase 1A, by annexation document of record in Book 11029, Page 592, and Plat Book 9700, Page 694, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Charles Eugene Jackson, III and Jennifer LeAnn Jackson, Co-Trustees of the Jackson Joint Revocable Trust, created July 31, 2018 by Quitclaim Deed from Charles E. Jackson, III and Jennifer Jackson, dated 11/30/2021 and recorded 12/3/2021 in Instrument No 20211203-0160307, and being the same property previously conveyed to Charles E Jackson, III and Jennifer Jackson by Warranty Deed from Juanita Shaver, unmarried, dated 4/12/2021 and recorded 4/13/2021 in Instrument No 20210413-0048954, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES

This conveyance is subject to: all matters as shown on Master Deed in Book 10628, Page 661, as annexed in Book 11029, Page 592, Amended By-Laws of record in Instrument No 20191206-0126310, all matters as shown on Umbrella Declaration of Restrictive Covenants in Book 7389, Page 924, Umbrella Charter of record in Book 7402, Page 591, Charter for Section 11 in Instrument No 20100603-0043069, Conveyance of Common Areas of record in Book 20090825-0079852; Easement Retained in Deed in Book 7074, Page 493, as corrected Book 7400, Page 792, all matters as shown on Boundary Plats of record in Plat Book 7900, Page 745, as rerecorded in Plat Book 7900, Page 945 and Plat Book 9700, Page 482; and all existing easements and all other matters as shown on plat of record in Plat Book 9700, Page 694, Register's Office for Davidson County, Tennessee

This is improved property known as 8729 Sawyer Brown Road, Nashville, TN 37221

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out, and I/we do further covenant and bind myself/ourselves, my/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 my/our hand(s) this 8th day of December, 2025

The Jackson Joint Revocable Trust dated July 31, 2018

By Charles Eugene Jackson III Trustee
Charles Eugene Jackson, III, Trustee

By Jennifer LeAnn Jackson, Trustee
Jennifer LeAnn Jackson, Trustee

STATE OF FLORIDA
COUNTY OF Escambia

Before me personally appeared Charles Eugene Jackson, III and Jennifer LeAnn Jackson, Trustees of The Jackson Joint Revocable Trust dated July 31, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 8th day of December, 2025

Stanley Walker
Notary Signature Stanley Walker
My commission expires 4-28-2026

