Karen Johnson Davidson County
Batch # 1362936 DEEDWARR
12/30/2025 11:49:17 AM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20251230-0103581

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64296
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bryson Nicholas Eubanks Miller Kelly Hunt 225 Cargile Lane Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116130D01600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,225,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jane J. Swenson, Trustee of the Jerry & Lois Jirikovec Living Trust, established by the Revocable Trust Agreement of Leroy E. (Jerry) Jirikovec and Lois M. Jirikovec, dated December 14, 2017**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bryson Nicholas Eubanks and Miller Kelly Hunt, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Jocelyn Manor, Second Revision, Revised Plat, of record in Book 6900, page 180, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to L. E. Jirikovec and wife, Lois M. Jirikovec, by Warranty Deed from J. Terry Hunter, Trustee, dated November 10, 1989 and recorded on November 15, 1989, of record in Book 7984, page 748, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 3, 1996, recorded January 4, 1996, of record in Book 9909, page 42, said Register's Office, subject property was conveyed to Lois M. Jirikovec. Subject proeprty was further conveyed by Warranty Deed dated February 15, 2010, recorded February 19, 2010, of record in Inst. No. 20100219-0012981, said Register's Office, to Lois M. Jirikovec and Leroy E. (Jerry) Jirikovec, Trustees of the Lois M. Jirikovic Living Trust, established by the Revocable Trust Agreement of Lois M. Jirikovic, dated Febraury 15, 2010. By Quitclaim Deed dated December 14, ,2017, recorded December 18, 2017, of record in Inst. No. 20171218-0128926, said Register's Office, subject property was conveyed to Leroy E. (Jerry) Jirikovec and/or Lois M. Jirikovec and/or Jane J. Swenson, Trustees of the Jerry & Lois Jirikovec Living Trust established by the Revocable Trust Agreement of Leroy E. (Jerry) Jirikovec and Lois M. Jirikovec, dated December 14, 2017. The said Leroy E. (Jerry) Jirikovec and Lois M. Jirikovec have since died.

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 180, said Register's Office, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20200310-0026911, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 225 Cargile Lane, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of December, 2025.

Jerry & Lois Jirikovec Living Trust, dated December 14, 2017

By: Jane J. Swenson, TRUSTEE
Jane J. Swenson, Trustee

State of Tennessee

County of Davidson

On this 29th day of December, 2025, before me the undersigned authority, personally appeared **Jane J. Swenson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00.

Affiant

Sworn and subscribed before me this 29th day of December, 2025.

Notary

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY