THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251192711**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me, this 22nd day of December, 2025. Notary Public My Commission Expires: 6/16/29

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 1364196 DEEDWARR
12/31/2025 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20251231-0104564

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ran Zookin and Susan Ilene Sperry 5309 Forest Acres Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 160 02 0 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Lynne Randolph Aiken, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ran Zookin and Susan Ilene Sperry, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 183, on the plan of SECTION ONE, OAK HILL ESTATES, as shown on plat of record in Plat Book 3700, Page 118, 119 and 120 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said Lot No. 183 fronts 140.00 feet on the Easterly margin of Forest Acres Drive and extends back 404.38 feet on the Northerly line and 458.70 feet on the broken Southerly line to a dead line in the rear, measuring 110.67 feet thereon.

Being the same property conveyed to Jennifer Lynne Randolph Aiken, an unmarried woman, by Warranty Deed from Caroline Victoria Duley, Trustee of the Lee V. Emerson Revocable Trust Amended and Restated as of March 18, 2016, of record in Instrument No. 20220602-0063873, in the Register's Office of Davidson County, Tennessee, dated May 31, 2022 and recorded on June 02, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, OAK HILL ESTATES, as recorded in Plat Book 3700, Page(s) 118-120.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4122, Page 739.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7733, Page 17 and Book 7825, Page 182.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 5309 Forest Acres Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 22nd day of December, 2025.

Jennifer Lynne Randolph Aiken

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Lynne Randolph Aiken, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2025.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/22/2025.

Affiant Signature

12/31/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202512310104564