Karen Johnson Davidson County
Batch# 1371375 DEEDWARR
01/21/2026 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260121-0004874

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Alexander Scott Jackson	New owner	078 00 0 039.00
(NAME)	(NAME)	
1350 Rosa L Parks Bouldvard Apt 452		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Paul Dewitt McLaurine, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Alexander Scott Jackson, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Co. Inc. Dec. 2, 1967 as follows:

Beginning on the Northwesterly margin of Tidwell Hollow Road at a point North 49 deg. 29' East 900 feet from the Southeast corner of the property conveyed to James A. Lewis and wife of record in Book 4138, Page 833, Register's Office for said County, thence North 40 deg. 31' West 1,404.50 feet; thence North 41 deg. 31' East 151.46 feet; thence South 40 deg. 31' East 1,425.49 feet to the Northwesterly margin of Tidwell Hollow Road; thence with the same South 49 deg. 29' West 150 feet to the beginning, containing 4.87 acres more or less.

Together with an easement for Subsurface Sewage Disposal System of record in Instrument No. 20001002-0097143, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Paul D. McLaurine, Jr., by Warranty Deed from George L. Knox and wife, Patricia L. Knox, of record in Instrument No. 20001122-0115552, in the Register's Office of Davidson County, Tennessee, dated November 20, 2000 and recorded on November 22, 2000.

This conveyance is subject to the following: Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20001122-0115552, Easement for Subsurface Sewage Disposal System, recorded in Instrument No. 20001002-0097143.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☒
This is improved ☐ 5325 Tidwell Hollow Rd., Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Effective the 16th day of January, 2026.

Paul Dewitt McLaurine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of January, 2026, before me personally appeared Paul Dewitt McLaurine, 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 (or person's) free act and deed.

Notary Public

Printed Name: the undersigned

My Commission Expires: 11/14/29

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF K. THOMAS SIDWELL

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

True Copy Certification

I, **Denise Woods,** 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 this the 16 day of January, 2026.

Denise Woods
Affiant Signature
Date 1-16-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

