Karen Johnson Davidson County
Batch# 1381576 DEEDWARR
02/17/2026 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20260217-0012092

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$690,000.00**. **Affiant** Subscribed and sworn to before me, this **12th day of February, 2026**. **Notary Public** **My commission expires:** 4.29.27

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tim J. Salwei and Bonnie Kathleen Salwei **6125 Parkhaven Blvd** **Hermitage, TN 37076**	New Owner	**074 16 0A 277.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Patricia A. Jackson, an unmarried woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Tim J. Salwei and Bonnie Kathleen Salwei, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 277 on the Final Plat of PHASE 2-SECTION 3, PARKHAVEN COMMUNITIES, of record in Instrument No. 20230113-0003133, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patricia A. Jackson, an unmarried woman, by Special Warranty Deed from Parkhaven Communities, LLC, a Tennessee limited liability company, of record in Instrument No. 20250123-0005241, in the Register's Office for Davidson County, Tennessee, dated January 22, 2025 and recorded on January 23, 2025.

Being part of the same property conveyed to Parkhaven Communities, LLC, a Tennessee limited liability company, by Warranty Deed from Binns Farm Land Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20231020-0082198, in the Register's Office for Davidson County, Tennessee, dated October 19, 2023 and recorded on October 20, 2023. See Memorandum of Corrected Affidavit of Consideration recorded in Instrument No. 20231108-0087305.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **6125 Parkhaven Blvd, Hermitage, TN 37076**.

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 in 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.

Witness my/our hand(s) this **12th day of February, 2026.**

Patricia A. Jackson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of February, 2026, before me personally appeared Patricia A. Jackson, 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 12th day of February, 2026.

Notary Signature
My commission expires: 11-5-29

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

HE-2026-037

202602170012092

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 2/12/2026 (**date of document**).

Affiant Signature

2/12/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 12th day of February, 2026.

Notary's Signature
My Commission Expires:

