Karen Johnson Davidson County
Batch# 1382849 DEEDWARR
02/19/2026 12:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20260219-0013315

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3602729

Return to:

Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value for this transfer, whichever is greater, is $410,000.00.

Affiant

HEIDI RAE BERRYHILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JANUARY 22,2029

Subscribed and sworn before me, this 17 day of February, 2026.

Notary Public

My Commission Expires: _____

Property Address:
339 E. Village Lane
Nashville, TN 37216

Parcel ID:
061-01-0A-016.00 CO

Property Owner:
Troy Sherin
339 E. Village Lane
Nashville, TN 37216

Mail tax bills to:
Same as new owner

THIS INDENTURE is made effective as of the 17th day of February, 2026, by **NICKOLAS S. JACKSON AND MYCHAEL-ANN JACKSON, husband and wife,** First Party, for the purpose of conveying the premises described herein to **TROY SHERIN, an unmarried man**, Second Party. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Party the following tract or parcel of land located in Davidson County, State of Tennessee, described as follows: to-wit:

Land situated in Davidson County, Tennessee, being Unit 16, as established in Declaration of Covenants, Conditions and Restrictions for East Village Lane, formerly known as Arrowhead, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190111-0003194, as amended at Instrument No. 20190521-0048039, at Instrument No. 20230606-0042999 and at Instrument No. 20230914-0072226, in the Register's Office for Davidson County, Tennessee, with plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nickolas S. Jackson and Mychael-Ann Jackson, husband and wife, by Warranty Deed dated December 5, 2023 from Luma Systems, LLC, a Tennessee limited liability company, recorded at Instrument No. 20231208-0094874, Register's Office for Davidson County, Tennessee. Further being a portion of the property conveyed to Luma Systems, LLC by Quitclaim Deed dated October 15, 2021 from Woodland Street Partners, LLC, a Tennessee limited liability company, recorded at Instrument No. 20211020-0141140, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of East Village Lane, formerly known as Arrowhead, of record at Instrument No. 201901110003194, as amended at Instrument No. 20190521-0048039; Instrument No. 20230606-0042999 and Instrument No. 20230914-0072226 and Assignment of Developer Rights recorded at Instrument No. 20230525-0039665, in the Register's Office of Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 26, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Nickolas S. Jackson

Mychael-Ann Jackson

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Nickolas S. Jackson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 23 day of February, 2025.

NOTARY PUBLIC

My Commission Expires: August 15 2026

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Mychael-Ann Jackson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 23 day of February, 2025.

NOTARY PUBLIC

My Commission Expires: August 15 2026

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2-17-2026 (date of document).

Jennifer Pennell

2-17-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 2-18, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp:
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal