THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153212** Karen Johnson Davidson County Batch # 1386099 **DEEDWARR** 02/26/2026 02:20:44 PM 2 pgs Fees: $13.00 Taxes: $4,058.90 20260226-0015403	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,096,999.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2026. Notary Public My Commission Expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: Harold E. Jackson, IV 800 Cammack Court Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-09-0-018.00

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, **Jason Girod Tatum and Rachel Rebecca Tatum, Co-Trustees of The Jason and Rachel Tatum Revocable Trust established October 24, 2025** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harold E. Jackson, IV**, ("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(s) 98, as shown on the map entitled West Meade Hills Section Four, of record in Plat Book 3300, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JASON G. TATUM AND WIFE, RACHEL R. TATUM, by deed from JAMES HOUSTON MURPHY AND WIFE, PATRICK KEVIN MURPHY, of record in Instrument No. 20040331-0035944, dated March 19, 2004, said Register's Office.

JASON G. TATUM AND WIFE, RACHEL R. TATUM conveyed to JASON GIROD TATUM AND RACHEL REBECCA TATUM, CO-TRUSTEES OF THE JASON AND RACHEL TATUM REVOCABLE TRUST ESTABLISHED OCTOBER 24, 2025, by quitclaim deed of record in Instrument No. 20251114-0091041, dated October 24, 2025, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 115-09-0-018.00.

Matters shown on the Plan of record in Plat Book 3300, page 46, said Register's Office.

This is improved property located at 800 Cammack Court Nashville TN 37205

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 26th day of February, 2026.

The Jason and Rachel Tatum Revocable Trust established October 24, 2025

By: Jason Girod Tatum, Co-Trustee

By: Rachel Rebecca Tatum, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Girod Tatum and Rachel Rebecca Tatum, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The Jason and Rachel Tatum Revocable Trust established October 24, 2025, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of February, 2026.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____