Karen Johnson Davidson County
Batch# 1392366 DEEDWARR
03/12/2026 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260312-0019811

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $380,000.00.

Affiant

Subscribed and sworn before me this the 10th day of March, 2026.

Rachel Marie Collins

Notary Public
My commission expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Caliph A Jackson, Jr. Carolyn Jackson 4716 Indian Summer Dr. Nashville, TN 37207	Churchill Mtg 1749 Mallory Lane Ste 100 Brentwood TN 37027	032-09-0 115.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, REACH DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CALIPH A. JACKSON, JR. AND CAROLYN JACKSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Quail Ridge Section Four of Record in Plat Book 7900, Page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Reach Developments, LLC, a Tennessee limited liability company, by deed dated 02/20/2026, from Chauntia Elmore, Personal Representative of The Estate of Reginald D. Elmore, Sr., of record in Instrument No. 20260302-0016356, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4716 Indian Summer Dr., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of March, 2026.

Reach Developments, LLC, a Tennessee limited liability company

By: Gray Duck Capital LLC, a Wyoming limited liability company, Member

By: _____
Nickolaus S Corniea, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

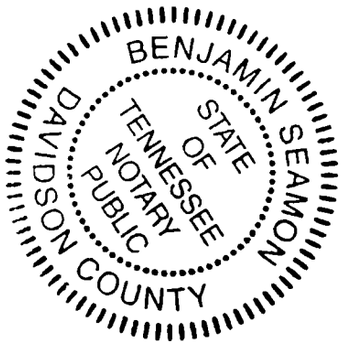
Personally appeared Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nickolaus S Corniea, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MANAGER of the within named bargainor, Gray Duck Capital LLC, and that HE, as such MANAGER, executed the foregoing instrument for the purposes therein contained by signing the name of Gray Duck Capital LLC by the said Nickolaus S Corniea as such MANAGER.

Witness my hand and official seal this 3-10-26
day of March, 2026.

My commission expires:

9-7-26

_____
Notary Public



I, Kirsten Virden, 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 3-10-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 3-10-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

