This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-8428-TM

Karen Johnson Davidson County
Batch # 1399016 DEEDWARR
03/30/2026 01:25:50 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20260330-0025072

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-ANRSH-26-4000-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2026.

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029 DAVIDSON COUNTY

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anastasia D. Owens and McGarrett A. Wharton 4000 Anderson Rd. #82 Nashville, TN 37217	Same as New Owner's	136 03 0A 082.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Carlos Antonio Jackson, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Anastasia D. Owens, an unmarried person, and McGarrett A. Wharton, an unmarried person, as tenants in common with the right of survivorship** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 82, Building No. 9, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, Page 79, and revised in Book 4460, Page 88, Register's Office for said County, to which plat reference is hereby made.

Being the same property conveyed to Carlos Antonio Jackson, an unmarried man, by Warranty Deed from Kyle Campbell and wife Amanda Rhein, of record in Instrument No. 20170925-0097993, in the Register's Office of Davidson County, Tennessee, dated September 19, 2017 and recorded on September 25, 2017.

Brittany Jackson joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **4000 Anderson Road, #82, Nashville, TN 37217**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 27th day of March, 2026.

GRANTOR:

Carlos Antonio Jackson

Brittany Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carlos Antonio Jackson and Brittany Jackson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of March, 2026.

Notary Public
My Commission expires: 9-11-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY