Karen Johnson Davidson County
Batch# 1405181 DEEDWARR
04/14/2026 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260414-0030394

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2026.

Notary Public
MY COMMISSION EXPIRES:
File No. G26-25340

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Randolph Scott Jackson, III and Elizabeth Anne Geer (NAME)	FirstBank (NAME)	103 06 0 011.00
5632 Kendall Dr (STREET ADDRESS)	722 Columbia Ave (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Rebecca A. Wynne and Robert Wynne, Jr., wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randolph Scott Jackson, III and Elizabeth Anne Geer, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

All of that land known as Parcel 11 as shown on the Plan of Resubdivision of Lots 9 & 10 Brookside Court of record as Instrument No. 20161114-0119551 in the Register's Office for Davidson County, Tennessee, and being a part of the property formerly known as Lot 10, Plan of Brookside Courts Addition No. 2 of record in Book 1835, page 47, which was voided, vacated and superseded by the recording of the Plan of A Resubdivision of Lot No. 10 Brookside Courts Addition No. 2 record in Book 5190, page 7, R.O.D.C., TN, which was subsequently voided, vacated and superseded by the recording of Plan of Resubdivision of Lots 9 & 10 Brookside Court of record as Instrument No.20161114-0119551, R.O.D.C., TN.

Being the same property conveyed to Rebecca A. Wynne and Robert Wynne, Jr., wife and husband by Deed dated December 13, 2016 from Anne Marie Danko, unmarried, recorded December 19, 2016, in Instrument Number 20161219-0133151, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5632 Kendall Dr, Nashville, TN 37209.

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 is 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. 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.

Witness my/our hand(s) this 10th day of April, 2026.

x Rebecca A Wynne

Rebecca A. Wynne

x Robert Wynne

Robert Wynne, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2026, before me personally appeared Rebecca A. Wynne and Robert Wynne Jr., 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 10th day of April, 2026.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 12/26/29

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Tonya Cherry,** 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 this the 10 day of April, 2026.

Affiant Signature
Date 4/10/26

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027