Karen Johnson Davidson County
Batch# 1409635 DEEDWARR
04/22/2026 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20260422-0033079

WARRANTY DEED

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 10-25-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jenna Hope Parrish and Wesley Badger	New Owner	09610025600
(NAME)	(NAME)	
3021 Ironwood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **J & T Investment Partnership, a Tennessee general partnership, 50% undivided interest, and Terry D. Atkinson and wife, Jennifer D. Atkinson, 50% undivided interest,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jenna Hope Parrish and Wesley Badger, wife and husband**, 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:

Land in Davidson County, Tennessee, being part of Lot No. 253 on the Map of CLOVERHILL SUBDIVISION, SECTION V, as of record in Book 2133, Page 88, Register's Office for said County, and being a part of an unnumbered tract lying East of Lot No. 253 and described together as follows:

Beginning at a point in the Easterly margin of Ironwood Drive at the Northwest corner of a triangular part of said lot that was conveyed to J.R. Coarsey by deed from A.D. Hewlett and wife, of record in Book 2336, Page 343, said Register's Office; thence along Coarsey's North line North 51° 14' East 275.6 feet to a point; thence Northerly 47.6 feet to a point in the center line of a TVA power line easement; thence with the center line of the same and along the North line of Lot 253, Westerly 256.1 feet to a concrete monument in the East margin of Ironwood Drive; thence with the margin of the same, Southerly and partly around a curve 190.25 feet to the point of Beginning.

Being the same property conveyed to J & T Investment Partnership, a Tennessee general partnership, 50% undivided interest, and Terry D. Atkinson and wife, Jennifer D. Atkinson, 50% undivided interest, by deed of record in Instrument No. 20250716-0056050, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3021 Ironwood Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hands this 15th day of April, 2026.

J & T Investment Partnership

-Partner

By: Troy Charlton, Partner

Julie Charlton-Partner

By: Julile Charlton, Partner

Terry D. Atkinson

Jennifer D. Atkinson

State of Tennessee
County of Davidson

Personally appeared before me, Terry D. Atkinson and Jennifer D. Atkinson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2026.

Notary Public
My Commission Expires: 10/21/2028

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Troy Charlton and Julie Charlton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Partners of J & T Investment Partnership and that they as such Partners executed the foregoing instrument for purposes therein contained, by signing the name of the Partnership by themselves as Partners.

WITNESS my hand and seal this 15th day of April, 2026.

Notary Public
My Commission Expires: 10/21/2028

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 4-15-26 (date of document).

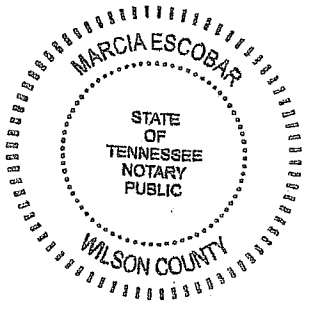
Affiant Signature

4-15-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of April, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027