Karen Johnson Davidson County
Batch# 1410535 DEEDWARR
04/23/2026 03:07:30 PM 5 pgs
Fees: $28.00 Taxes: $962.00
20260423-0034556

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-38183-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of APRIL, 2026

NOTARY PUBLIC

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM EXPIRES NOVEMBER 27 2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC 828 Royal Pkwy, Ste 204 Nashville, TN 37214	Same address as new owner	075-11-0-091.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($260,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHAWN JACKSON, LORI SEESE, AND MARK FAUGHT THE HEIRS OF RAYMOND H. JACKSON,** , hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 378 on the Plan of Section 3, Highlands of Tulip Grove, of record in Book 4675, Page 140, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Raymond H. Jackson, unmarried, from Larry D. James and wife, Fairy L. Carol and James by Warranty Deed dated September 30, 1992, and recorded October 1, 1992, in Book 8743, Page 790, said Register's Office. Raymond H. Jackson, also known as Raymond Harrison Jackson, died February 19, 2026, unmarried and intestate, leaving Shawn Jackson, Lori Seese and Mark Faught as his only heirs at law as evidenced by Affidavits of Heirship of record in Instrument No. 20260323-0022966 and 20260323-0022967, and 202604230034553, 202604230034554 and 202604230034555 said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 646 Netherlands Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of April, 2026

GRANTOR(S)

Shawn Jackson, heir of Raymond H. Jackson

STATE OF MI
COUNTY OF Bay

Personally appeared before me, a Notary Public, Shawn Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of APRIL, 2026

AMY BRYANT
Notary Public - State of Michigan
County of Bay
My Commission Expires Oct 7, 2030
Acting in the County of Bay

Notary Public

Amy Bryant
Printed Notary Name

My commission expires: 10/7/2030

GRANTOR(S)

Lori Seese, Heir of Raymond H. Jackson 4/20/2026

Lori Seese, Heir of Raymond H. Jackson

STATE OF Pennsylvania
COUNTY OF Dauphin

Personally appeared before me, a Notary Public, Lori Seese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of APRIL, 2026

Notary Public

Stuart Z. Keckler

Printed Notary Name

My commission expires: July 21, 2027

Commonwealth of Pennsylvania - Notary Seal
Stuart Z. Keckler, Notary Public
York County
My commission expires July 21, 2027
Commission number 1292150
Member, Pennsylvania Association of Notaries

GRANTOR(S)

Mark Faught, Heir of Raymond H. Jackson

STATE OF Michigan
COUNTY OF Bay

Personally appeared before me, a Notary Public, Mark Faught, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20 day of APRIL, 2026

Dianna L Hartley
Notary Public

Dianna L. Hartley
Printed Notary Name

My commission expires: December 17, 2027

Dianna L Hartley
NOTARY PUBLIC - STATE OF MICHIGAN
County of Bay
My Commission Expires December 17, 2027
Acting in the County of Bay

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 20, 2026 (date of document).

Jennifer Pennell

April 23, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 23, 2026.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal