Karen Johnson Davidson County
Batch# 1413792 DEEDWARR
04/30/2026 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260430-0038455

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
London Braxton Jones 7241 Willow Creek Drive Nashville, TN 37221	Same as New Owner	142 15 0 084.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Melissa Ann Cyperski, a married woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **London Braxton Jones, an unmarried man, and Emma Peebles, an unmarried woman, as Tenants in Common with Right of Survivorship**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 7241 Willow Creek Drive, Nashville, TN 37221, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 47 on the Plan of Westward Winds Subdivision, of record in Plat Book 3700, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melissa Ann Cyperski, married woman, by Warranty Deed from Amy Bailey, f/k/a Amy Wright and Brian Bailey, wife and husband, dated June 14, 2018, and recorded June 15, 2018, of record in Instrument No. 20180615-0057814, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 7241 Willow Creek Drive, Nashville, TN 37221.

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 23rd day of April, 2026.

Melissa Ann Cyperski

Dustin Murphy

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2026, before me personally appeared Melissa Ann Cyperski, 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 23rd day of April, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF **Tennessee**
COUNTY OF **Davidson**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

Notary Public
My commission expires: 9/3/29

Alexandra McDaniel
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Alex McDaniel, 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 4/29/2026 (date of document).

Affiant Signature

Date: 4/29/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29 day of April, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER