Karen Johnson Davidson County
Batch# 1415380 DEEDWARR
05/04/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20260504-0039716

WARRANTY DEED

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/06/2029

File No. AP-26-2123

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 5/8/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Jackson and Anna Thomas	**New Owner**	
(NAME) 1013 Pennock Avenue	(NAME)	082-03-0-310.00
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Robert Drimmer, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Jackson, an unmarried man and Anna Thomas, an unmarried woman, joint tenants with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 23 and the Southerly five feet of Lot No. 22 on the George W. Stainback's Corrected Plan of the Lucy H. Lindsley Tract, as of record in Book 161, Page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 and the Southerly part of Lot No. 22 front together 55 feet on the Easterly side of Pennock Avenue, and runs back between parallel lines 150 feet, more or less to an alley.

Being the same property conveyed to Robert Drimmer, unmarried by Warranty Deed from Linda Buchman Bernstein Ed Buchman and Hannah-Lea Buchman. Katherine Joan Buchman. and Calin Buchman Oliverio of record in Instrument No. 20140610-0050231 Register's Office for Davidson County, Tennessee, dated June 06, 2014 and recorded on June 10, 2014.

This is property more commonly known as 1013 Pennock Avenue, Nashville, TN 37207.

The subject property was not the principal residence of the Grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 1st day of May, 2026.

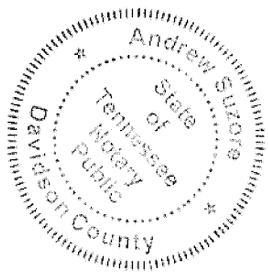
Robert Drimmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2026, before me personally appeared Robert Drimmer, 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 1st day of May, 2026.

Notary Signature
My commission expires: May 9. 2026



Certificate of Authenticity

I, Alli Pinkston, 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 **May 1, 2026**.

Date

Alli P

Affiant Signature

5/4/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **May**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County