Karen Johnson Davidson County
Batch# 1415572 DEEDWARR
05/05/2026 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $756.65
20260505-0040091

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$204,500.00**

Subscribed and sworn to before me this 1st day of May, 2026.

Notary Public **Affiant**

My Commission Expires: _____

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Fatima Vann & Phillip Vann **419 Fisk Street** **Nashville, TN 37203**	Same as New Owner.	**092-08-0-133.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Fatima Vann, Personal Representative of The Estate of Lenora G. Jackson**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Phillip Vann and Fatima Vann, husband and wife,** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Number 19A on the J. R. Hudson Plan, Zone Lot Division of Lot No's 18-20, as shown of record in Plat Book 6200, Page 510 in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Being the same property conveyed to Lenora G. Jackson by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8107, Page 938, Register's Office for Davidson County, Tennessee, dated May 10, 1990 and recorded on May 14, 1990.

Being the same property conveyed to Mr. Joseph Gillespie by Quit Claim Deed from Mrs. Lenora Jackson, of record in Instrument No. 20230921-0074416, dated September 21, 2023 and recorded on September 21, 2023. Said deed being declared void pursuant to Order of the Second Circuit Court for Davidson County, Tennessee, Docket No. 21P12, of record in Instrument No. 20240816-0062914, Register's Office for Davidson County, Tennessee. For further reference see Petition

to Void Deed and remove Joseph Gillespie from Property, in Re: Docket No. 21P12, Styled In the Matter of Lenora Jackson in the Circuit Court for Davidson County, Tennessee and as of record in Instrument No. 20240426-0030134 in the Register's Office for Davidson County, Tennessee.

Said Lenora G. Jackson having died intestate on or about September 1, 2024. See Probate of record in Docket No. 24P2130 in the Circuit Court, Probate Division for Davidson County, Tennessee.

Pursuant to court order entered on April 2, 2025, under Docket No. 21P12, Styled In the Matter of Lenora Jackson in the Circuit Court for Davidson County, Tennessee, said Property is subject to the administration of the Estate and the Personal Representative, Fatima Vann is authorized to sign any Instruments to effectuate said sale. See also Order entered on April 24, 2026 approving the sale.

This is ( ) unimproved ( ) improved property known as: 419 Fisk Street, Nashville, TN 37203

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 1st day of May, 2026.

The Estate of Lenora G. Jackson

Fatima Vann Personal Representative of the Estate of Lenora Jackson

By: Fatima Vann, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2026, before me, Fatima Vann, personally appeared **Fatima Vann**, Personal Representative of the **Estate of Lenora Jackson administered in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (Docket No. 21P12)**, 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 and who further acknowledged that they are the Personal Representative(s) of the **Estate of Lenora Jackson, as appointed by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (Docket No. 21P12)**, and is authorized to execute this Instrument as the Personal Representative(s) on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 1st day May, 2026.

NOTARY PUBLIC
My Commission Expires: 2/10/2030

DEVIN PARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 10, 2030

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CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 **5/1/2026** [DATE].

AFFIANT SIGNATURE

5/1/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **1st** day of **May**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

