RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-38613-26

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1418107 DEEDWARR
05/08/2026 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20260508-0041831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00. $635,000.00

Clarence Matthew Pl
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2026.

Sherri Engel
NOTARY PUBLIC

My commission expires: 11-21-2027

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF SHERI ENGEL

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
Rion Wells Development, LLC 1300 Ascot Ln Franklin, TN 37064	Same address as new owner	083-09-0-111.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($635,000.00) 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, **LITRECHIA DARIE JACKSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RION WELLS DEVELOPMENT, LLC, A TENNESSEE 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 23 and the west 10 feet of Lot No. 22 on the Plan of Andrew Allison Addition of record in Book 161, page 74 (incorrectly shown in previous deed as Book 5478, page 424), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Litrechia Darie Jackson from Charlotte Arizona Keesee by Quitclaim Deed dated February 17, 2022 and recorded March 5, 2025 in Instrument #20250305-0016749, said Register's Office.

Being the same property conveyed to Charlotte Arizona Keese, a single person, from George D. Medley and wife, Mildred M. Medley, by Warranty Deed dated August 3, 1979 and recorded August 7, 1979 in Book 5478, page 424, 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 ___unimproved _XX_ improved property, known as: 1214 Forest Avenue, Nashville, TN 37206

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 8th day of May, 2026

GRANTOR(S)

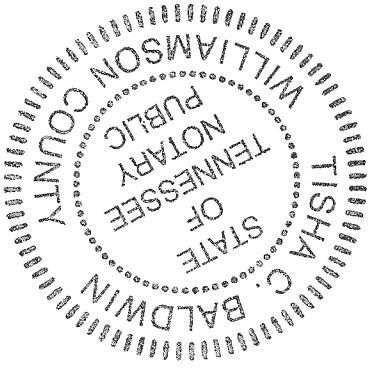
Litrechia Darie Jackson

Litrechia Darie Jackson

STATE OF TENNESSEE *
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Litrechia Darie 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 8th day of May, 2026.



Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11-28-26

I, Amy Cross Nance, 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 this 8th day of May 2026

Dated 5/8, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 8th day of May, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL