Karen Johnson Davidson County
Batch# 1435629 DEEDWARR
06/17/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260617-0055174

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2026

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 541 Wheatfield Way Trust	**New Owner**	**114070B02600CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Kimberly Jackson, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 541 Wheatfield Way Trust

HEREINAFTER CALLED THE GRANTEES, 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. 123, Plan of Westchase, Section 1, of record in Instrument No. 20021203-0148525, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Christopher B Cooper and Kimberly I Cooper, married, by Warranty Deed from Asem Halim and wife, Samar Almajaideh, and Tarek El-Alayli, dated September 29, 2006, of record in Instrument No. 20061002-0121550, in the Register's Office for Davidson County, Tennessee. Christopher B Cooper died May 21, 2020 leaving Kimberly I Cooper as the sole surviving tenant. Oath is hereby made that Kimberly I Cooper is now known as and is one and the same person as Kimberly Jackson. Michael Wade Jackson hereby signs to convey any interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement for the flow of a creek as shown on survey of H&H Land Surveying, Inc, dated July 24, 1997, revised May 7, 1998.

Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20021126-0146387, said Register's Office.

Sewer Line Easement Agreement for Dedication of record in Instrument No. 20021028-0131574, said Register's Office.

Public Utilies Easement Agreement for Dedication of record in Instrument No. 20021104-0134795, said Register's Office.

By-Law Amendment of record in Instrument No. 20170420-0038781, said Register's OFfice.

HOA Rules and Regulations of record in Instrument NO. 20151210-0124243 & Instrument No. 20160308-0021966, said Register's Office.

HOA Common Area Quitclaim Deeds of record in Instrument No. 20060921-0117333 & Instrument No. 20080324-0029026, said Register's Office.

Comcast Easement of record in Instrument No. 20100219-0012994, said Register's Office.

The lien of 2026 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 541 Wheatfield Way, Nashville, TN 37209.

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 in 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.

Kimberly Jackson Date: 6/14/24
Kimberly Jackson

Michael Wade Jackson Date: 6/14/24
Michael Wade Jackson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kimberly Jackson and Michael Wade Jackson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June 2024, _____.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 05/08/2029

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/16/26 (date of document).

Jennifer Russell
Affiant Signature

6/17/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of June 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

