THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260654777

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $590,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2026.

Notary Public
My Commission Expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1437576 DEEDWARR
06/24/2026 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20260624-0056962

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alannah Jackson and Reginald J. Jackson 934 Giant Oak Drive Nashville TN 37217	New Owner	Tax Parcel ID No. 106 15 0 055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bailey Plante and Landon Fleeman, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alannah Jackson and Reginald J. Jackson, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 101 on the Plan of Section 2, Hill-N-Dale of record in Plat Book 4175, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bailey Plante and Landon Fleeman, wife and husband, by Warranty Deed from Jackson Ford Saunders and Erica Nicole Jurena, joint tenants with full right of survivorship, of record in Instrument No. 20250807-0062758, in the Register's Office of Davidson County, Tennessee, dated August 05, 2025 and recorded on August 07, 2025.

Being the same property conveyed to Jackson Ford Saunders and Erica Nicole Jurena, joint tenants with full right of survivorship, by Warranty Deed from Erik Walter Jahner and Bethany Kirby Jahner, husband and wife, of record in Instrument No. 20220822-0094323, in the Register's Office of Davidson County, Tennessee, dated August 12, 2022 and recorded on August 22, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hill-N-Dale, as recorded in Plat Book 4175, Page(s) 5.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4206, Page 106.

This is improved property located at 934 Giant Oak Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2026.

Bailey Plante

Landon Fleeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bailey Plante and Landon Fleeman, 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, at office, this 16th day of June, 2026.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 6/19/26.

Affiant Signature – Joshua A. Terry

6/19/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/19/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27