THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39343-06-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Marianne Bingham Affiant Subscribed and sworn to before me this 15th day of July, 2026. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-10-2027

Karen Johnson Davidson County
Batch# 1448898 DEEDWARR
07/17/2026 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20260717-0064993

WARRANTY DEED

Address New Owner: Marianne Bingham P O Box 150765 Nashville, TN 37215	**Send Tax Bills To:** Marianne Bingham P O Box 150765 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 131050B40400CO

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, **Samuel P. Jackson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marianne Bingham, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 404 Summit Ridge Place, Nashville, TN 37215.

Morgan Jackson, spouse of the Grantor, joins in the execution of this instrument in order to convey all marital interest that she holds in the subject property.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 15th day of July, 2026.

Samuel P. Jackson

Morgan Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel P. Jackson and Morgan 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, at office, this 15th day of July, 2026.

Notary Public

My Commission Expires:

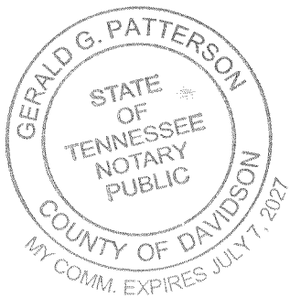


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 404, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee said Unit being depicted in the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel P. Jackson, an unmarried man, by deed dated April 27, 2022 from Mabry Jackson Parchem, married, formerly known as Mabry L. Jackson, of record in Instrument No. 20220503-0051322, Register's Office for Davidson County, Tennessee. Samuel P. Jackson having since married, with spouse Morgan Jackson having joined in the execution of the deed in order to convey her marital interest in the property.

This conveyance is made subject to:

2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Four Seasons Condominium, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. All matters appearing on the Plan of record as Book 5050, page 30, Register's Office for Davidson County, Tennessee.
4. Easement for ingress & egress of record in Book 6869, page 157, consent in Book 6869, page 162, re-recorded in Book 6870, page 966, Register's Office for Davidson County, Tennessee.
5. Easement for ingress & egress of record in Book 7776, page 899, Register's Office for Davidson County, Tennessee.
6. Easement for utility lines of record in Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 5158, page 230, Register's Office for Davidson County, Tennessee.
8. Agreement recorded in Book 4821, page 20, Register's Office for Davidson County, Tennessee.
9. Engineering Report of record in Book 6847, page 125, Register's Office for Davidson County, Tennessee.
10. Grant of Easement of record in Instrument No. 20120521-0043888, Register's Office for Davidson County, Tennessee.
11. Deed of Conveyance of sewer lines of record in Book 5271, Page 430, Register's Office for Davidson County, Tennessee.
12. Easement Agreements of record in Book 68, Page 462, Register's Office for Davidson County, Tennessee.
13. Agreement of record in Book 10797, Page 693, Register's Office for Davidson County, Tennessee.
14. Sale Assignment of record in Book 5388, Page 503, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tonya Cherry,** 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 the 15 day of July, 2026.

Affiant Signature
Date 7/15/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027