Karen Johnson Davidson County
Batch# 1448913 DEEDWARR
07/17/2026 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,157.92
20260717-0065013

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: 3.6.29
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin L. Jackson, an unmarried person	New Owner	
(NAME)	(NAME)	097-02-0A-268-00CO
1908 Boxelder Alley		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Lauren Williams, a single woman,** HEREINAFTER CALLED THE GRANTOR(S), **HAS** BARGAINED AND SOLD, AND BY THESE PRESENTS **DOES** TRANSFER AND CONVEY UNTO **Kevin L. Jackson, unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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, 268 on the Plan of Villages of Riverwood, Section One, Phase 3A, revision one of record in Instrument No. 20110830-0050230 (erroneously referred to as 200110830-0050230 in prior deeds), 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 Lauren Williams by Deed dated August 16, 2021 from Shannon O'Neill, a single person, recorded August 19, 2021, in Instrument Number 20210819-0112407, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 1908 Boxelder Alley, Hermitage, TN 37076

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 is 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.

NotaryCam Doc ID: 7dee3a9c-6139-4c7f-ab4f-2a5d4facf61c

Witness my hand this 15th day of July, 2026.

Lauren Williams

Lauren Williams

STATE OF ~~XXXXXXXXX~~ FLORIDA
COUNTY OF St. Johns

On this 15 day of July, 2026, before me personally appeared Lauren Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2026.

Notary Signature Dawn M. Glebe
My commission expires: 4/19/2027

DAWN M GLEBE
Notary Public - State of Florida
Commission # HH 389110
My Comm. Expires Apr 19, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Certificate of Authenticity

I, Holly A Mason, 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 7/16/26.

Affiant Signature

7/16/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 16 day of July, 2026

Notary's Signature (Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028