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. 39373-07-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me this 31st day of July, 2026. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Clint Christian Mooneyham 5411 Michigan Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 091064H00100CO

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, **C. Scott Jackson and Helen S. Jackson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Clint Christian Mooneyham, a single 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 5411 Michigan Avenue, Nashville, TN 37209.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their 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.

Karen Johnson Davidson County
Batch # 1451842 DEEDWARR
07/27/2026 01:10:51 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20260727-0068115

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23 day of July, 2026.

C. Scott Jackson

Helen S. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, C. Scott Jackson and Helen S. 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 23rd day of July, 2026.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, bein Unit A, together with the appurtenant interest in the common elements of 5411 Michigan Avenue Homes, a horizontal property regime with private elements established by Declaration in Instrument No. 20170522-0050668, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to C. Scott Jackson and Helen S. Jackson, husband and wife, by deed dated April 5, 2018 from Curtis M. Groves and wife, Faith J. Groves of record in Instrument No. 20180406-0032617, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 5411 Michigan Avenue Homes, of record in Instrument No. 20170522-0050668, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit "B" to the Declaration in Instrument No. 20170522-0050668, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee.