Karen Johnson Davidson County
Batch# 1456093 DEEDWARR
08/06/2026 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $5,735.00
20260806-0072368

WARRANTY DEED

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00.

Jakin Rowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 6, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0111

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brandon K. Jones	Brandon K. Jones	160-06-0-047.00
(NAME)	(NAME)	
5345 Forest Acres Drive	5345 Forest Acres Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37220	Nashville TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Five Hundred Fifty Thousand And No/100 Dollars ($1,550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TODD JACKOVICH AND NICOLE ARMSTRONG JACKOVICH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON K. JONES,** HEREINAFTER CALLED THE GRANTEE, 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. 232 on the Plan of Oak Hill Estates, Section One of record in Plat Book 3700, Page 120, 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 Todd Jackovich and wife, Nicole Armstrong Jackovich by Warranty Deed from Wilson P Burton, Jr and wife Joy K Burton of record in Instrument No. 20141223-0117334, Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 23, 2014.

Being the same property conveyed to Todd Jackovich and wife Nicole Armstrong Jackovich by Quitclaim Deed from Todd Jackovich and wife Nicole Armstrong Jackovich of record in Instrument No. 20150224-0015619, Register's Office for Davidson County, Tennessee, dated February 23, 2015 and recorded on February 24, 2015.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 5345 Forest Acres Drive, Nashville, TN 37220
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 20th day of July, 2026.

Todd Jackovich
Todd Jackovich

Nicole Armstrong Jackovich
Nicole Armstrong Jackovich

State of Texas

County of Bell

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 07/20/2026 by Nicole Armstrong Jackovich.

Alisa Chaunte Frasier
ID NUMBER 135501958
COMMISSION EXPIRES February 11, 2029

Alisa Chaunte Frasier

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Todd Jackovich and ~~Nicole Armstrong Jackovich~~, 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 and official seal at office, this 20th day of July, 2026.

Andre Sierra HH 665528
Notary Public
My commission expires: 04/16/2029

ANDRE SIERRA
Notary Public - State of Florida
Commission # HH 665528
Expires on April 16, 2029

Todd Jackovich
DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, April G Nichols 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 July 20, 2026 (date of document).

Affiant Signature

July 20, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

