WARRANTY DEED

Karen Johnson Davidson County
Batch# 1460241 DEEDWARR
08/18/2026 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,462.35
20260818-0076821

File #26-DW-3049-C

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shelby J. Heroy and Parker Burpee	**Texana Bank, N.A.**	
(NAME)	(NAME)	
3049 Brookview Forest Drive	**2801 Richmond Road, PMB #28**	**180 04 0B 023.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Texarkana, TX 75503**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JACK R. JACKOWSKI, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SHELBY J. HEROY, AN UNMARRIED WOMAN, AND PARKER BURPEE, AN UNMARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 23 on the Plan of BROOKVIEW FOREST, PHASE 1, of record in Instrument No. 20030716-0099526, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jack R. Jackowski, An Unmarried Man, by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, of record in Instrument No. 20040331-0036368, in the Register's Office of Davidson County, Tennessee, dated March 29, 2004 and recorded on March 31, 2004.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKVIEW FOREST, PHASE I, as recorded in Instrument No. 20030716-0099526.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MARSHALL T. POLK'S FARM, as recorded in Plat Book 421, Page 146.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030829-0125803 as amended in Instrument No. 20050505-0050962.
* Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Book 4276, Page 715 (Re-recorded in Book 4404, Page 947); Book 4428, Page 138; Book 4479, Page 448.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021007- 0121969.
* Charter for Brookview Forest Homeowners Association recorded as Instrument No. 20030918-0138293.
* Common Open Space Deed recorded as Instrument No. 20190618-0058640.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3049 Brookview Forest Drive, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11 day of August, 2026.

Jack R. Jackowski

STATE OF Arizona
COUNTY OF Maricopa

On this 11 day of August, 2026, before me personally appeared Jack R. Jackowski, 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 11 day of August, 2026.

Notary Signature
My commission expires: 1-20-2027

ALMA ROSA FRAIJO
Notary Public - Arizona
Maricopa County
Commission # 640117
My Comm. Expires Jan 20, 2027

True Copy Certification

I, **Denise Woods,** 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 11th day of August, 2026.

Denise Woods
Affiant Signature
Date 8-13-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of August, 2026.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES: _____

