Prepared by:
Record and Return To:
Chapman and Associated Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1478847
09/30/2026 10:04:49 AM
Fees: $13.00 Taxes: $2,423.13

Davidson County
DEEDWARR
2 pgs

20260930-0090216

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

G-C-26-2021-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $654,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erin G. Jackson and Brad W. Jackson	**Same as New Owner**	
(NAME)	(NAME)	**105-10-0T-001.00**
6 Cayuga Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CALVIN SPEARS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIN G. JACKSON AND BRAD W. JACKSON, WIFE AND HUSBAND,** 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, Tennessee, being Unit 1, together with the common areas, as established by Declaration of Covenants, Conditions and Restrictions for BEECH PLACE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT of record as Instrument No. 20180713-0068140 and amended in Instrument No. 20180717-0069584 and being shown on the Plat attached thereto as Exhibit "B", 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 Calvin Spears, a single person, by Warranty Deed from Beech 1 Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190904-0088839, and Scrivener's Affidavit in Instrument No. 20190910-0091570, in the Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 04, 2019.

No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept any liability for this instrument.

This conveyance is subject to:
- Subject to county taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2021 Beech Avenue #1, Nashville, Tennessee 37204**.

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 29th DAY OF SEPTEMBER, 2026.

Calvin Spears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN SPEARS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2026.

Notary Public
My Commission Expires: 02.05.30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212