Karen Johnson Davidson County
Batch# 1480254 DEEDWARR
10/02/2026 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.33
20261002-0090933

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,090.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:
5/28/2028
(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Rd**
**Mt. Juliet, TN 37122**

**REVIEWED BY:**
**Terri C. Harris, Esq.**

**06-NSH26-11682**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Melinda Brown and Linley Brown<br>210 Montchanin Road<br>Old Hickory, TN 37138 | Ascend FCU<br>PO BOX 1210<br>TULLAHOMA, TN 37388 | 064-02-0-034.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Wayne Jackson and Jane B. Jackson, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Linley Brown and Melinda Brown, Husband and Wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land In Davidson County, State of Tennessee, Described as Follows, To-Wit:

Being Lot No. 194, on the Plan of Brandywine Farms, Section Nine, of record in Book 4460, page 40, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Said Lot No. 194 fronts 135.0 feet on the southerly side of Montchanin Drive and extends back 335.0 feet on the westerly line and 335.0 on the easterly line, to a line in the rear on which it measures 135.0 feet.

Being the same property conveyed to Richard Wayne Jackson and wife, Jane B. Jackson by Warranty Deed from Thomas E Hamilton and Wife, Jackie C. Hamilton of record in Instrument No. 20041109-0135348 Register's Office for Davidson County, Tennessee, dated November 08, 2004 and recorded on November 09, 2004.

Map/Parcel 064-02-0-034.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 210 Montchanin Road, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

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 hand this 30th day of September, 2026

X Richard Wayne Jackson
Richard Wayne Jackson

Jane B Jackson
Jane B. Jackson

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Richard Wayne Jackson and Jane B. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 30th day of September, 2026.

Sandra L Mitsos
Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

## CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 September 30, 2026.

Lissa Groom
Affiant
Date: 9/30/2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of September, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON