# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1294426 DEEDWARR
07/07/2025 03:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20250707-0053340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Tulip Homes, LLC | SEND TAX BILLS TO: Tulip Homes, LLC | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 270 Cornice Drive | (NAME) 270 Cornice Drive | 081 07 0 536.00 |
| (ADDRESS) LaVergne, TN 37086 | (ADDRESS) LaVergne, TN 37086 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Charles Leon Dangerfield, married Ruby Allen, unmarried, Ricky Buchanan, unmarried** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tulip Homes, LLC** , 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. 23 on the plan of C.H. STIER'S ADDITION, as of record in Plat Book 332, Page 82, Register's Office for said County.**

**Said Lot No. 23 fronts 50 feet on the Westerly side of 10th avenue North and runs back between parallel lines 174 feet to Owen Street.**

**Being the same property conveyed to C. M. Dangerfield and wife Jesse M. Dangerfield, by Warranty Deed from James A. Perry and wife, Dorothy McE. Perry, of record in Book 3612, Page 435, in the Register's Office of Davidson County, Tennessee, dated August 12, 1963 and recorded on August 12, 1963. The said Charlie M. Dangerfield died in 1977 and Jessie Mae Palmer Dangerfield died on May 27, 2008 testate, devising subject property to Charles Leon Dangerfield, Elaine Woods, Ruby Allen and Ricky Buchanan. See Probate Case. 19P-1446, Davidson County In The Seventh Circuit Court For The Twentieth Judicial District Nashville, Davidson County, Probate Division. Also see Last Will & Testament recorded in Instrument No. 20190909-0090970 and Order Admitting Will to Probate Without Administration and Closing Estate recorded in Instrument No. 20190909-0090971. Elaine Woods having since deceased on February 10, 2024. Also see Affidavits of Heirship of record in Instrument Nos. 202507070053334, 202507070053335, 202507070053336, 202507070053337, 202507070053338, 202507070053339, said Register's Office. Charles Leon Dangerfield and Ricky Buchanan warrant that the above described property has never been used as his primary or marital residence.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 1831 10th Ave N Nashville, TN 37208 (unimproved)
(House Number) (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 my hand this 3rd day of July, 2025.

**Charles Leon Dangerfield**

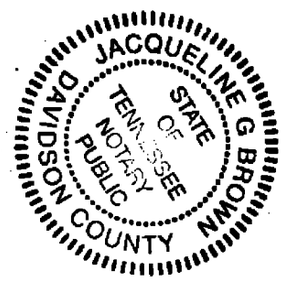
**Ruby Allen**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Charles Leon Dangerfield and Ruby Allen** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of July, 2025.

Notary Public
My Commission Expires: 11-3-25



Witness my hand this 3rd day of July, 2025.

**Ricky Buchanan**

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me via audio visual communication, a Notary Public in and for said State and County, duly commissioned and qualified, **Ricky Buchanan** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of July, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

## Certificate of Authenticity

I, Cari Allen, 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 3, 2025.

Affiant Signature

7-3-25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of July, 2025.

Notary's Signature

(Notary Seal)




My Commission Expires: 9/7/2026