This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-6569-AJ

Karen Johnson Davidson County
Batch# 1323393 DEEDWARR
09/17/2025 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250917-0074237

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

Affiant

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 10th day of September, 2025.

Notary Public
My Commission Expires: 6-27-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyler Sage and Taylor Hansen 1809 Timber Grove Nashville, TN 37214	New Owner	108 16 0A 032.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Edison Jaup, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Tyler Sage, and Taylor Hansen, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 32, on the Plan of TIMBER RIDGE, of record in Plat Instrument No. 20040113-0005330, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edison Jaup, by Quitclaim Deed from Pajtim Jaup and Nebaet Jaup, husband and wife, of record in Instrument No. 20230207-0008696, in the Register's Office of Davidson County, Tennessee, dated February 01, 2023 and recorded on February 07, 2023.

Being the same property conveyed to Pajtim Jaup and Nebaet Jaup, husband and wife, by Warranty Deed from Precision Homes, Inc., of record in Instrument No. 20070501-0051601, in the Register's Office of Davidson County, Tennessee, dated April 30, 2007 and recorded on May 01, 2007. Arlinda Jaup joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

This is improved property located at: **1809 Timber Grove, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2025.

GRANTOR:

Edison Jaup

Edison Jaup

Arlinda Jaup

Arlinda Jaup

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edison Jaup and Arlinda Jaup, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of September, 2025.

Griffin Dunham

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 9/10/25 (date of document).

Affiant Signature

9/16/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of Sept, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON