Karen Johnson Davidson County
Batch# 1326258 DEEDWARR
09/24/2025 11:01:30 AM 6 pgs
Fees: $33.00 Taxes: $6,290.00
20250924-0076187

space above this line for recorder's use only

This deed was prepared by:
901 Title
5101 Wheelis Drive, Suite 200
Memphis, Tennessee 38117
(901) 343-8522

After recording, please return to
901 Title
5101 Wheelis Drive, Suite 200
Memphis, Tennessee 38117
(901) 343-8522

Tennessee Warranty Deed

Cover Page

The enclosed documents serve to convey the property located at 7309 Tidwell Road Nashville, Tennessee 37209 in Davidson County, Tennessee.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Name and Address of New Owner:
Jen Conger, Trustee of TYJ Revocable Trust
PO Box 340020
Nashville, Tennessee 37203

Send Tax Bills To:
Jen Conger, Trustee of TYJ Revocable Trust
PO Box 340020
Nashville, Tennessee 37203

This Instrument Prepared By:
Ian Deaderick
Deaderick Law, PLLC
480 Neal Street
Ste. 201
Cookeville, TN 38501

Map & Parcel No: 114-00-0-160.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Janie Michelle Vass and Scott M. Vass, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jen Conger, Trustee of TYJ Revocable Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 114 PARCELS 159.01 AND 160 , ASSESSOR'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY GOWER SCHOOL AND ISLAMIC CENTER OF NASHVILLE ON THE NORTH; CLAUDE W. BARNES, SR. AND INTERSTATE 40 ON THE EAST; PHILLIP W. BROOKS ON THE SOUTH; JACK HENDRICKSON ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT ON THE NORTH SIDE OF TIDWELL ROAD (PRIVATE 15' WIDTH), THE SOUTHEAST CORNER OF METROPOLITAN GOVERNMENT GOWER SCHOOL (REF. DEEDBOOK1160 PAGE 688 AND DEED BOOK 7303 PAGE 778 R.O.D.,C.) [STATE PLANE COORDINATES N649682.3168 E1696785.2257] AND BEING THE SOUTHWEST CORNER OF THE ISLAMIC CENTER OF NASHVILLE (REF. DEED BOOK 9732 PAGE 521 R.O.D.C.), THENCE LEAVING GOWER SCHOOL AND WITH THE SOUTH LINE OF THE ISLAMIC CENTER AND THE NORTH SIDE OF TIDWELL ROAD N84°55'02"E 86.27' TO AN IRON PIN SET, THE NORTHWEST CORNER

OF CLAUDE W. BARNES, SR. AND THE TERMINUS OF TIDWELL ROAD (REF. DEED BOOK 2039 PAGE 368 R.O.D.C.); THENCE LEAVING THE ISLAMIC CENTER AND WITH BARNES' WEST LINE S13°32'46"E 129.93' TO AN IRON PIN SET IN THE WEST RIGHT OF WAY OF INTERSTATE 40; THENCE LEAVING BARNES AND WITH THE WEST SIDE OF INTERSTATE 40 S47°59'19"W 72.26' TO AN EXISTING CONCRETE RIGHT OF WAY MARKER. THE NORTH EAST CORNER OF PHILLIP W. BROOKS (REF. DEED BOOK 7354 PAGE 147 R.O.D.C.); THENCE LEAVING INTERSTATE 40 AND WITH BROOKS' NORTH LINE S89°22'54"W 262.18' TO AN EXISTING IRON PIPE, THE SOUTHEAST CORNER OF JACK HENDRICKSON (INSTRUMENT #20031110 PAGE 0164124 R.O.D.C.); THENCE LEAVING BROOKS AND WITH THE EAST LINE OF HENDRICKSON N02°37'36"W 151.67' TO AN IRON PIN SET IN THE SOUTH LINE OF GOWER SCHOOL; THENCE LEAVING HENDRICKSON AND WITH GOWER SCHOOL'S SOUTH LINE AND THE NORTH SIDE OF TIDWELL ROAD N 84° 55'02" e 207.26' TO THE POINT OF BEGINNING, CONTAINING 1.13 ACRES MORE OR LESS, ACCORDING TO SURVEY BY RANDOLPH L. CHAPDELAINE RLS #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE, 37062, AND DATED JULY 30, 2007

Being the same property conveyed to Jerry Cupit by Warranty Deed from Richard H. Hardy and wife, Lydia L. Hardy dated February 24, 2006 and recorded February 28, 2006 in Instrument No. 20060228-0023236, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jerry Cupit by Quitclaim Deed from Jerry Cupit, dated August 2, 2007 and recorded August 2, 2007 in Instrument NO. 20070802-0091995, Register's Office of Davidson County, Tennessee. (NOTE: New survey legal that combines the parcels)

Being the same property conveyed to Janie Michelle Vass by Executor's Deed from Janie Michelle Vass, as Executrix of the Estate of Jerry Dean Cupit, dated November 17, 2021 and recorded November 29, 2021 in Instrument No. 20211129-0156718, Register's Office of Davidson County, Tennessee. (NOTE: Legal description used from 2006 deed after the parcels were combined in 2007 Quitclaim Deed above).

Scott M. Vass, spouse of Janie Michelle Vass joins in the execution of the deed for the purpose of conveying any and all right, title, and interest in and to the subject property he may have under the law.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of September, 2025.

Janie Michelle Vass

Scott M. Vass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2025, before me personally appeared Janie Michelle Vass and Scott M Vass, 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 22nd day of September, 2025.

Notary Signature
My commission expires: 9-3-2029

JAMIE D KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of September, 2025.

Notary Signature
My commission expires:
File No. 03657-Vass



Certificate of Authenticity

I, Felicity Hall, 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 09/22/25.

Date

Affiant Signature

09/24/25
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 24 day of September, 2025.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

SOPHIAH ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES MAY 17, 2028