WARRANTY DEED

File #2025101419

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2025

Notary Public

MY COMMISSION EXPIRES 6/22/26 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC VANESSA E ALLEN RUTHERFORD COUNTY

Karen Johnson
Batch # 1342214
11/05/2025 10 41 32 AM
Fees $13 00 Taxes $1,406 00

Davidson County
DEEDWARR
2 pgs

20251105-0088177

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ta-Tanisha Tawaan Evans	Wilson Bank and Trust	075-12-0F-004 00-CO
(NAME)	(NAME)	
735 Tulip Grove Road Unit 106	207 Legends Drive	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Lebanon TN 37087	
(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, I/WE, **David J. Jenkins, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ta-Tanisha Tawaan Evans, unmarried woman** HEREINAFTER CALLED THE GRANTEES, 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 4 a/k/a Unit 106, Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, as shown on the plat recorded as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowners, Inc., of record in Instrument No.20050525-0059119, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to David J. Jenkins, an unmarried man by Warranty Deed from Mack H McClung and James C. Spangler of record in Instrument No 20100622-0048460 Register's Office for Davidson County, Tennessee, dated June 17, 2010 and recorded on June 22, 2010.

This conveyance is subject to· Subject to all matters shown on the Plan of record as Instrument Number 20050517-0055768, Register's Office of Davidson County, Tennessee , Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050525-0059119 and Amended in Instrument No 20080103-0000699 and Instrument No 20120521-0043906, Register's Office for Davidson County, Tennessee, Sanitary Sewer Easement in favor of Metropolitan Government of Nashville and Davidson County of record in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee., Utility codes letter of record in Book 10413, Page 841, in the Register's Office for Davidson County, Tennessee ; Stormwater Detention Agreement of record in Instrument Number 20040609-0068086, in the Register's Office for Davidson County, Tennessee , Grant of Easement in Favor of Tulip Cove Homeowners Association of record in Instrument Number 20160301-0019393, in the Register's Office for Davidson County, Tennessee.; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel., Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as **735 Tulip Grove Road Unit 106, Hermitage,TN,37076**

(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 our hands this 3rd day of November, 2025

David J Jenkins

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared David J Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at this 3rd day of November, 2025

Commission expires

6/22/26

Notary Public

VANESSA E ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO.

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128