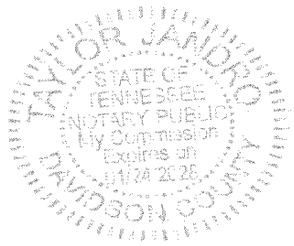
Karen Johnson Davidson County
Batch# 1347629 DEEDWARR
11/18/2025 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20251118-0091833



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $379,900.00. Kaylea Grimm AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~12th~~ 14th day of November, 2025. TJ

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jonathan Jarvis and Lisa Jarvis	NEW OWNER	064-16-0D-108.00 CO
(NAME)	(NAME)	
2309 Crescent Valley Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kelsey Lin, unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Lisa Jarvis and Jonathan Tyler Jarvis, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 168, as shown on the map entitled Section Three, Truxton Park, of record as Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KELSEY LIN, MARRIED WOMAN, by deed from ADAM HALL AND SANDRA HALL, HUSBAND AND WIFE, of record as Instrument No. 20210503-0059326 , dated April 27, 2021, said Register's Office.

See also Scrivener's Affidavit of record as Instrument No. **20251117-0091436**, said Register's Office.

This property is __unimproved _X_improved property known as: 2309 Crescent Valley Place, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of November, 2025.

Kelsey Lin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelsey Lin, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of November, 2025.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 November 12, 2025

Affiant Signature

November 12, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 12 day of November, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY