Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-4465

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of November, 2025

Notary Public

Commission Expires: 11-08-27

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1348278 DEEDWARR
11/20/2025 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20251120-0092732

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lovell Flippin and Angela Gregg 735 Tulip Grove Rd 101 Nashville, TN 37076	New Owner	075-12-0F-083.00-CO

25NT 01387

WARRANTY DEED

FOR AND IN 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,

Julia C. Leonard and Justin C. Biltonen, both unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lovell Flippin and Angela Gregg

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. 83 aka Unit 101 on the Plan of Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julia C. Leonard and Justin C. Biltonen, both unmarried by Warranty Deed from Opendoor Property C LLC, a Delaware limited liability company of record in Instrument No. 20200228-0022645 Register's Office for Davidson County, Tennessee, dated February 25, 2020 and recorded on February 28, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 735 Tulip Grove Rd 101, Nashville, TN 37076

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 so 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.

Dated this the 12th day of November, 2025.

Julia C. Leonard

Justin C. Biltonen

STATE OF TENNESSEE
COUNTY OF Wilson

On this 12th day of November, 2025, before me personally appeared Julia C Leonard and Justin C Biltonen, 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 12th day of November, 2025.

Notary Signature
My commission expires: 6/3/2029



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11/12/25 (date of document).

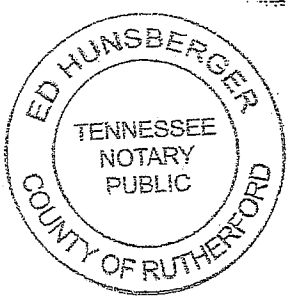
Affiant Signature

11/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 of NOV, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26