Karen Johnson Davidson County
Batch# 1359040 DEEDWARR
12/17/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20251217-0100430

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251252942**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $357,500.00. Carmen Coats Affiant Subscribed and sworn to before me, this 12th day of December, 2025. April Sumrold Notary Public My Commission Expires: 12/19/28

APRIL SUMROLD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner: Roger W. Evans, Sr. and Gloria A. Evans P.O. Box 40006 Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 069 04 0 162.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Hemphill, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger W. Evans, Sr. and Gloria A. Evans, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The following land in Davidson County, Tennessee:

Lot 95, HAYNES PARK, SECTION 2 SUBDIVISION, as shown in Plat Book of record at Plat Book 4460, Page 51, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Hemphill, by Special Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America, of record in Instrument No. 20140430-0036287, in the Register's Office of Davidson County, Tennessee, dated April 22, 2014, and recorded on April 30, 2014.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, HAYNES PARK SUBDIVISION, as recorded in Plat Book 4460, Page(s) 51.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4552, Page 634 and Book 4593, Page 70 and as Correction Recorded in Book 6227, Page 788.

This is improved property located at 120 E. Fairview Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of December, 2025.

David Hemphill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 12th day of December, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 12.

Affiant Signature

16th day of December, 2025
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

