Karen Johnson Davidson County
Batch# 1369431 DEEDWARR
01/13/2026 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20260113-0003144

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $995,000.00.

Beth M. Brock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2026.

Eileen K. Hopkins
Notary Public

MY COMMISSION EXPIRES: 7-7-2027
(AFFIX SEAL)

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jessica McDaniel	Shellpoint Mortgage Servicing	118 04 1A 002.00
(NAME)	(NAME)	
520 B Camden Drive	365 E. Germann Rd STE 140	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Gilbert, AZ 85297	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($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, **Rod Henderson and Tammy Henderson, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jessica McDaniel, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 520 CAMDEN DRIVE, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions for 520 Camden Drive Homeowners' Association of record in Instrument No. 20220609-0065863, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Rod Henderson and Tammy Henderson, husband and wife, by Special Warranty Deed from Ridgemont Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20231023-0082833, in the Register's Office of Davidson County, Tennessee, dated October 20, 2023, and recorded on October 23, 2023.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MELROSE HEIGHTS, SECTION NUMBER TWO, as recorded in Plat Book 1835, Page 97.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220609-0065863.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2024, Page 286 as amended in Book 2045, Page 631.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20231006-0078841.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4246, Page 52.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 520 B Camden Drive, Nashville, TN 37211
(House No.) (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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MELROSE HEIGHTS, SECTION NUMBER TWO, as recorded in Plat Book 1835, Page 97.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220609-0065863.
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Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4246, Page 52.

Effective the 9th day of January, 2026.

Rod Henderson

Tammy Henderson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Rod Henderson and Tammy Henderson, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2026.

Notary Public

Printed Name: the undersigned

My Commission Expires: 1-21-26

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tennessee Certification of Electronic Document

I, George Mudter 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 January 9, 2026 (date of document).

Affiant Signature

1/13/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of January, 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

