WARRANTY DEED

Karen Johnson Davidson County
Batch# 1378408 DEEDWARR
02/09/2026 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20260209-0009669

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/22/2029
(AFFIX SEAL)

Crystal Johnson State of Tennessee Notary Public Sumner County

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).
Jack Tipton and Deborah Tipton	NEW OWNER	172 10 0B 125.00
(NAME)	(NAME)	
421 Caledonian Ct	421 Caledonian Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Dowann Elaine Pack, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jack Tipton and Deborah Tipton, husband and wife**, 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 Lot(s) 17, as shown on the map entitled CHRISTIANSTED VALLEY PHASE THREE, CLUSTER LOT SUBDIVISION of record in Instrument No. 20060316-0030458, 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 Dowann Elaine Pack, a single woman, by Warranty Deed from Sonya Curtis, unmarried, of record in Instrument No. 20200213-0016519, in the Register's Office of Davidson County, Tennessee, dated February 12, 2020, and recorded on February 13, 2020.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHRISTIANSTED VALLEY PHASE THREE, CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20060316-0030458.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, HOLT HILLS, as recorded in Plat Book 5200, Page 306.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 19991221-0305559 as amended recorded in Instrument No. 20000728-0074515 and Supplement Recorded in Instrument No. 20070206-0015266, (Book 3718, Page 951 Register's Office for Williamson County, Tennessee) and Rules & Regulations Recorded in Instrument No. 20170602-0055138.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5708, Page 670 and Book 8379, Page 307.
Easement for Declaration of Shared Turnaround, recorded in Instrument No. 20070817-0098507.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11628, Page 8 and Instrument No. 20050607-0065120.
Charter for Christenstead Valley Homeowners Association, Inc. recorded as Instrument No. 19991221-0305560.
Charter for Christiansted Valley Homeowners Association, Inc. recorded as Instrument No. 19991221-0305561.
Common Open Space Deed recorded as Instrument No. 20151001-0099630.

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 ☒ 421 Caledonian Ct, 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.

Effective the 2nd day of February, 2026.

Dowann Elaine Pack by Kim Hicks, Attorney in Fact
Dowann Elaine Pack by Kim Hicks, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kim Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Dowann Elaine Pack pursuant to Power of Attorney of record in Instrument No. 202602090009668, and that she is authorized by Dowann Elaine Pack to execute this instrument on her behalf.

Witness my hand, at office, this 2nd day of February, 2026.

Notary Public

Printed Name: the undersigned

My Commission Expires: 6-3-28

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 2/2/2026 (date of document).

Affiant Signature

2/4/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 4 day of feb, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

202602090009669