Karen Johnson Davidson County
Batch# 1378814 DEEDWARR
02/10/2026 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,134.90
20260210-0010250

WARRANTY DEED

File No. KS-26-1183

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Banker	New Owner	
(NAME)	(NAME)	081-07-0Q-001.01-CO and
232 Willow Avenue		081-07-0Q-002.01-CO
(ADDRESS)	(ADDRESS)	
Corte Madera, CA 94925		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Tina Rorabeck Tipton and Joseph Tipton, Wife and Husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Banker, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit 1909A and Unit 1909B, on the plan on Nineteen-Nine Tenth Avenue North, a horizontal property regime of record in the Declaration of Covenants, Conditions and Restrictions for Nineteen-Nine Tenth Avenue North, filed for record at Instrument No. 20231027-0084133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas E. Betty and wife, Laura K. Betty by Special Warranty Deed from Suntrust Mortgage, Inc., a Virginia corporation of record in Instrument No. 20110216-0013144, filed on 02-16-2011, Register's Office for Davidson County, Tennessee. Laura K. Betty and Laura R. Betty are on and the same.

Being a portion of the same property conveyed to Tina Rorabeck Tipton and Joseph Tipton, wife and husband by Warranty Deed from Douglas E. Betty and Laura R. Betty A/K/A Laura K. Betty, husband and wife of record in Instrument No. 20250402-0024860 Register's Office for Davidson County, Tennessee, dated March 31, 2025 and recorded on April 02, 2025.

This property is commonly known as 1909 10th Avenue North, A & B, Nashville, TN 37208*
***Note that a street address is not, and is not part of a legal description.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 5th day of February, 2026.

Tina Rorabeck Tipton

Joseph Tipton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of February, 2026, before me personally appeared Tina Rorabeck Tipton and Joseph Tipton, 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 5th day of February, 2026.

Notary Signature
My commission expires: 06-29-27

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Shaka 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 February 6, 2026

Affiant Signature

9th day of February, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028