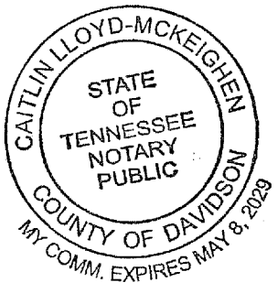
Karen Johnson Davidson County
Batch# 1379034 DEEDWARR
02/11/2026 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260211-0010527

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $385,000.00. Affiant Subscribed and sworn to before me, this 9th day of February, 2026. Notary Public My commission expires: 5-8-2029

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Charity Evans	SAME AS NEW OWNER.	**032-00-0-025.00**
4411 Jackson Rd		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kevin D. Nolen and wife, Rebecca Lynn Nolen

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Charity Evans, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 1 on the plan of J. W. Shockley Property of record in Book 6900, Page 403, Register's Office of Davidson County, Tennessee, said property lying on the easterly margin of Jackson Road, having a 50 foot right-of-way and being more fully described as follows:

Beginning at an iron pin on the easterly margin of said road approximately 510 feet more of less from the intersection of Brick Church Pike ; thence leaving the margin of Jackson Road and severing the lands of John W. Shockley as of record in Deed Book 5594, Page 813, Register's Office for Davidson County, Tennessee, South 62 degrees 21 minutes 02 seconds East a distance of 240.00 feet to an iron pin; thence continuing South 32 degrees 32 minutes 50 seconds West a distance of 295.52 feet to an iron pin in the line of Charles W. Malone, et ux, as of record in Book 5594, Page 874, Register's Office for Davidson County, Tennessee; thence with the line of Malone North 82 degrees 33 minutes 34 seconds West a distance of 155.00 feet to an and old post; thence continuing North 59 degrees 22 minutes 08 seconds West a distance of 19.00 feet to a P.K. nail in headwall; thence continuing with the line of Malone North 48 degrees 39 minutes 27 seconds West a distance of 151.30 feet to an iron pin in the easterly margin of Jackson Road; thence with the margin of said road North 49 degrees 52 minutes 18 seconds East a distance of 167.93 feet to a concrete monument; thence continuing with the margin through a curve to the left having a radius of 449.41 feet (a central angle of 20 degrees 24 minutes 24 seconds a chord bearing of North . 39 degrees 40 minutes 06 seconds East a chord distance of 159.22 feet) a distance of 160.06 feet to the point of beginning and containing 2.003 acres more or less.

Being the same property conveyed to Kevin D. Nolen and wife, Rebecca Lynn Nolen by Warranty Deed from John W. Shockley and wife, Vivian K. Shockley dated September 24, 1987 and recorded September 25, 1987 in Book 7362, Page 975, Register's Office of Davidson County, Tennessee.

This is improved property known as **4411 Jackson Rd, Whites Creek, TN 37189.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of February, 2026.

Kevin D. Nolen

Rebecca Lynn Nolen

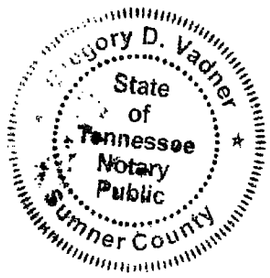
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kevin D. Nolen and Rebecca Lynn Nolen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of February, 2026.

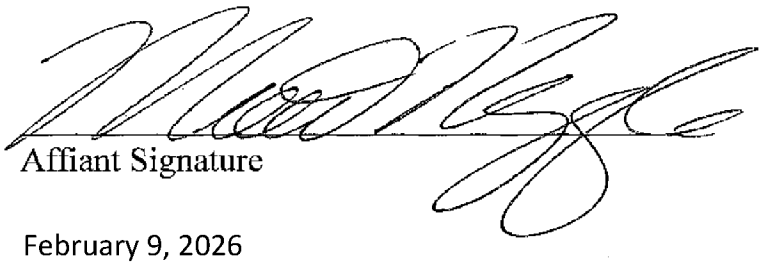
Notary Public
My Commission Expires: 3-23-27

Lenders Title Company File No. 25-001322-626



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 9, 2026.



Affiant Signature

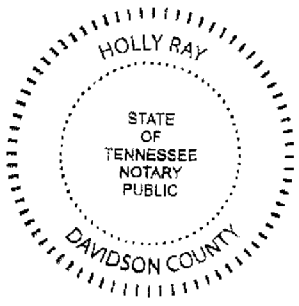
February 9, 2026

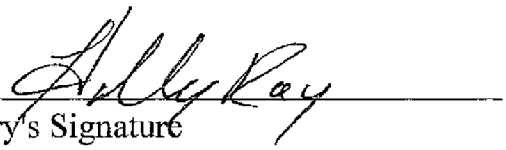
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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





Notary's Signature

My Commission Expires: 03/09/27