Karen Johnson Davidson County
Batch# 1393446 DEEDWARR
03/16/2026 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20260316-0020959

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8299-AJ

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

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STATE OF TENNESSEE NOTARY PUBLIC
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STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $306,000.00.

Affiant
Subscribed and sworn to before me, this the 16th day of March, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melissa Elrod and Darren Elrod 735 Tulip Grove Road #113 Hermitage, TN 37076	NEW OWNER	075 12 0F 020.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Evan M. Shaffer and Robert D. Shaffer, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Melissa Elrod and Darren Elrod, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 20 aka Unit 113, TULIP COVE, as shown on plat of record in Exhibit B of Master Deed Plat in Instrument No. 20050525-0059119 and as amended in Instrument Nos. 20080103-0000699 and 20120521-0043906, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Property.

Being the same property conveyed to Evan M. Shaffer and husband, Robert D. Shaffer, by Warranty Deed from Marquis Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20060512-0056277, in the Register's Office of Davidson County, Tennessee, dated May 1, 2006 and recorded on May 12, 2006.

This is improved property located at: **735 Tulip Grove Road, #113, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 16th day of March, 2026.

GRANTOR:

Evan M. Shaffer

Robert D. Shaffer

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Evan M. Shaffer and Robert D. Shaffer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of March, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-9-2028

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 3.16.26 (date of document).

Affiant Signature

3.16.26

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16th day of March, 2026.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY