Karen Johnson Davidson County
Batch# 1395304 DEEDWARR
03/20/2026 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20260320-0022219

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 39105

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Elizabeth Tarnow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

THIS INSTRUMENT WAS PREPARED BY
Jennifer Chandler-Cole, Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2026020014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eric Tarnow & Elizabeth Tarnow	Community Mortgage	
(NAME)	(NAME)	
1206 Gartland Avenue	19045 E Valley View Pky Ste F	. 083-09-0D-002.00 CO
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 Dollars ($975,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, DERON C JENKINS, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Tarnow and Elizabeth Tarnow, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B, on the Horizontal Property Regime for 1210 Gartland Avenue Townhomes, as evidenced by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140122-0006201, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a part of the same property conveyed to DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from VELMA M. PROWELL, of record in Instrument No. 20131127-0122004, dated November 27, 2013, said Register's Office.

Further being part of the same property conveyed to DERON C. JENKINS, by quitclaim deed from DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150617-0057866, dated June 4, 2015, as corrected in Instrument No. 20150730-0075205, said Register's Office. Also see Instrument No. 20160503-0043298, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1210 Gartland Ave., A, Nashville, TN 37206
(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.

Executed by my hand this 19th Day of March 2026.

Deron C Jenkins

STATE OF Tennessee

County OF

Before Me, Jennifer Chandler-Cole, a Notary Public for the above State and County, do hereby certify that Deron C Jenkins, an unmarried man personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

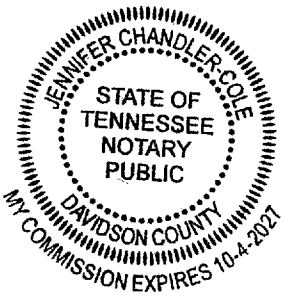
Witness my hand and official seal, this the 19th Day of March, 2026.

Notary Public

My Commission Expires: 10/4/2027

(SEAL)

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203



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 3/19/26 (date of document).

Affiant Signature

3/19/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

