Karen Johnson Davidson County
Batch# 1405744 DEEDWARR
04/15/2026 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20260415-0030676

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $384,000.00.

Affiant

Subscribed and sworn before me this the 14th day of April, 2026.

Notary Public
My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address of New Owner:
Jordon Salveson
329 Blue Hills Dr.
Nashville, TN 37214

Send Tax Bill to:
New owner

Tax Information:
095-11-0 055.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENN COVE, A SINGLE WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JORDON SALVESON, AN UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68 Register's Office for said County.

Said Lot No. 61 fronts 86 feet on the easterly side of Blue Hills Road and runs back 234.7 feet on the north line and 303.9 feet on the south line to a dead line. measuring 94.1 feet thereon.

Being the same property conveyed to Jenn Cove, a single woman, by deed dated 02/25/2019, from Mary Ann Holt Sykes, a single woman, of record in Instrument No. 20190226-0017199, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 329 Blue Hills Dr., Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Witness my hand this the 14th day of April, 2026.

Jenn Cove

Jenn Cove

STATE OF TENNESSEE
COUNTY OF Davidson

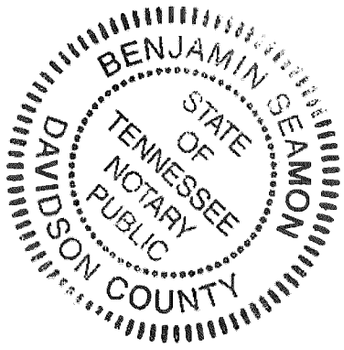
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jenn Cove, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2026.

My commission expires:

9-7-26

Notary Public



Certificate of Authenticity

I, Christen Rabe, 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 **April 14, 2026**.

Date

Affiant Signature

4/14/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027