WARRANTY DEED

Karen Johnson Davidson County
Batch# 1409066 DEEDWARR
04/21/2026 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20260421-0032749

File #26-JJ-0500-M12

(SEAL)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$175,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: 10/4/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Tyler G. Henry (NAME)	**Pinnacle Bank, a Tennessee Bank** (NAME)	
500 Paragon Mills Road, Unit M-12 (ADDRESS)	**21 Platform Way South, Suite 2300** (ADDRESS)	**133 11 0A 077.00**
Nashville, TN 37211 (CITY) (STATE) (ZIP)	**Nashville, TN 37203** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DANIEL F. EVANS, AN UNMARRIED PERSON,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

TYLER G. HENRY, A SINGLE PERSON,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that 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. M-12 of CANTERBURY HALL CONDOMINIUMS, a condominium or horizontal property regime established by a Master Deed, of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, of record in Book 5441, Page 819 and Book 5865, Page 101, and as shown on a plan of record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Daniel F. Evans, a married man, by Warranty Deed from William E. Conn, a married man, of record in Instrument No. 20201117-0135317, in the Register's Office of Davidson County, Tennessee, dated November 09, 2020 and recorded on November 17, 2020.

Further being the same property conveyed to Daniel F. Evans, an unmarried man, by Quitclaim Deed from Kimberly Rebecca Evans, an unmarried woman, per Final Judgment of Absolute Divorce of record in Case No. H 6481, of record in the Chancery Court of Gibson County, Tennessee at Humboldt, said deed being recorded simultaneously herewith in Instrument No. 202604210032748, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CANTERBURY HALL CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 159.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CANTERBURY HALL Condominium of record in Book 5440, Page 255, as amended in Book 5441, Page 819 and Book 5865, Page 101; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or

hereafter established over, through or upon the land embracing the regime and building thereon.
*Easement recorded in Instrument Nos. 20090615-0055410, 20140924-0087652 and 20190118-0005331.
*Charter for Canterbury Hall Homeowners' Association, recorded as Book 5446, Page 152.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___**X**___ **improved** property known as: **500 Paragon Mills Road, Unit M-12, Nashville, TN 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the **15th** day of **April, 2026.**

Daniel F. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2026, before me personally appeared Daniel F. Evans, 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 15th day of April, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Jodi Jackson,** 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 this the 15 day of April, 2026.

Affiant Signature
Date 4-15-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028