Karen Johnson Davidson County
Batch# 1415265 DEEDWARR
05/04/2026 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260504-0039523

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Emily Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF May, 20 26.

Notary Public

MY COMMISSION EXPIRES: 6/20/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Jordan Hoard	Click n Close	
(NAME)	(NAME)	
652 Moormans Arm Road	15301 Spectrum Dr. #405	059-15-0-172
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Addison TX 75001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Terrance Vanlier, married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Jordan Hoard, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Lot No. 206 on the Plan of Haynes Manor, Section 2, of record in Book 3700, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 206 fronts 75 feet along the Northwesterly margin of Moorman's Arm Road and runs back 137.5 feet on the Southwesterly line and 138.0 feet on the Northeasterly line to a line at the rear measuring 75 feet thereon.

Aaron Armstrong and Jennifer Owens Armstrong, husband and wife to Terrance Vanlier, an unmarried man by Warranty deed dated 06/12/2019 and recorded on 06/14/2019 as Instrument Number 20190614-0057213 in the Official Records of the Davidson County Register of Deeds.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

652 Moormans Arm Road, Nashville, TN 37207

unimproved _
This is improved x property, known as

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.

Witness my hand this 1st day of May, 2026.

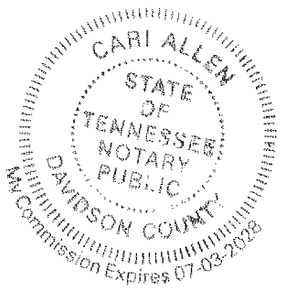
Terrance Vanlier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2026, before me personally appeared Terrance Vanlier, 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 1st day of May, 2026.

Notary Signature
My commission expires: 7-3-28



Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/1/2026 (date of document).

Emma Howard
Affiant Signature

5/1/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1 day of May, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL