WARRANTY DEED

Karen Johnson Davidson County
Batch # 1419805 DEEDWARR
05/13/2026 10:29:00 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20260513-0042969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/16/26

(AFFIX SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

G-SD-26-4704

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rodney H. Duncan and Jennifer N. Duncan	**JPMorgan Chase Bank, N.A.**	
(NAME) **4704 Grinstead Place**	(NAME) **3415 Vision Drive**	**061-03-0-067.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Columbus, OH 43219**	
(CITY) (STATE) (ZIP)	(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, **TAMMY M. ROOP, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RODNEY H. DUNCAN AND JENNIFER N. DUNCAN, HUSBAND AND WIFE,** 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 Lot No. 32 on the Plan of Lindell Heights, of record in Book 1835, page 14. Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Tammy Hammond-Loth and Robert Loth, wife and husband by Warranty Deed from George Hurgeton and Wife, Kathryn Hurgeton of record in Instrument No. 20031120-0169662 Register's Office for Davidson County, Tennessee, dated November 17, 2003 and recorded on November 20, 2003.

Robert Loth having died October 2, 2019 leaving property to Tammy Hammond-Loth as the sole surviving tenant by the etirety.

Tammy Hammond-Loth having since re-married and is now known as Tammy M. Roop. William Ernest Roop joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 14, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1876, Page 156, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4704 Grinstead Place, Nashville, Tennessee 37216**.

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 29 DAY OF APRIL, 2026.

Tammy M. Roop

William Ernest Roop

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY M. ROOP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 of April, 2026.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM ERNEST ROOP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 of April, 2026.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 04/29/26 and 4/30/26.

Affiant Signature May 1, 2026

State of TENNESSEE, County of DAVIDSON

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

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028