STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1427356 DEEDWARR
06/02/2026 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260602-0049677

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2026.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G26-25768

MACKENZIE REINACHER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kristal M. Tharp (NAME)	New Owner (NAME)	051-02-0A-007.00 CO
2020 Chadwell Overlook Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Rolinda K. Eddings n/k/a Rolinda K. Bailey, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristal M. Tharp, a married person**, 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. 7 of the Chadwell Retreat Townhomes, pursuant to Master Deed of record as Instrument No. 20080702-0068253, as amended in Instrument No. 20080924-0097122, Instrument No. 20170515-0048041, Instrument No. 20180419-0036911, Instrument No. 20190502-0040804 and Instrument No. 20230118-0004095, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Rolinda K. Eddings by Quitclaim Deed from William D. Eddings, dated January 9, 2016 and recorded January 10, 2017 in Instrument No. 20170110-0002711, Register's Office for Davidson County, Tennessee. Rolinda K. Eddings is now married and known as Rolinda K. Bailey. This is not nor ever been the marital residence of the Grantors.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2020 Chadwell Overlook Dr, Madison, TN 37115.

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. Whenever 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 1st day of June, 2026.

Rolinda K. Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2026, before me personally appeared Rolinda K. Bailey, 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 June, 2026.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 12/20/29

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 06/01/2026 (date of document).

Affiant Signature

06/01/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 1st day of June, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29