Karen Johnson Davidson County
Batch# 1428296 DEEDWARR
06/05/2026 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260605-0050983

WARRANTY DEED

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. CR-26-2260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 3·30·28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby Davis	Movement Mortgage, LLC	
(NAME) 305 Canal Court	(NAME) 8024 Calvin Hall Road	086-12-0A-010.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Indian Land, SC 19707	
(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, I/we, **James Derrek Tapp and Hannah Spissinger-Tapp, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby Davis, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 10, on the Plan of Final Plat of Revision of Section One, Tulip Grove Pointe "Cluster Lot Subdivision", of record in Plat at Instrument No. 20060905-0109478, in the Register's Office for Davidson County, Tennessee, to which Plan specific reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Derrek Tapp and Hannah Nicole Tapp, husband and wife by Warranty Deed from Lisa O'Donnell, an unmarried woman of record in Instrument No. 20200224-0019853 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 24, 2020. Hannah Nicole Tapp is one and the same as Hannah Spissinger-Tapp.

This is property more commonly known as 305 Canal Court, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 3rd day of June, 2026.

James Derrek Tapp

Hannah Spissinger-Tapp a/k/a Hannah Nicole Tapp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2026, before me personally appeared James Derrek Tapp and Hannah Spissinger-Tapp a/k/a Hannah Nicole Tapp, 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 3rd day of June, 2026.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/3/26. (date of document).

Affiant Signature

6/3/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202606050050983