Karen Johnson Davidson County
Batch# 1438005 DEEDWARR
06/25/2026 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20260625-0057216

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Commission Expires 02/18/2029 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $975,000.00. Michelle Kenady Affiant Subscribed and sworn to before me, this June 16, 2026. Patricia L Hurtt Notary Public My commission expires: 2/18/29

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jason Abel Thomas Abel	New Owner	118-01-0K-001.00-CO
931 Gilmore Ave		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Matthew Evans, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jason Abel and Thomas Abel, a married couple

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Horizontal Property Regime as shown on Exhibit B to the Plan of Gilmore Avenue Townhomes of record in Instrument No. 20090811-0075449, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Evans, unmarried man by Warranty Deed from Hyde S. Harper, IV and Lisa Harper FKA Lisa L. Tesoro, husband and wife of record in Instrument No. 20210809-0106852 Register's Office for Davidson County, Tennessee, dated August 04, 2021 and recorded on August 09, 2021.
Kimberly Evans, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This is [X] improved [ ] unimproved property known as 931 Gilmore Ave, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of June, 2026.

Matthew Evans

Kimberly Evans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Matthew Evans and Kimberly Evans, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16TH day of June, 2026.

Notary Public
My Commission Expires: 2-2-2030

Lenders Title Company File No. TN-2600152-7524

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 6/16/26 (date of document).

Michelle W Kendig
Affiant Signature

6/17/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of June, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

