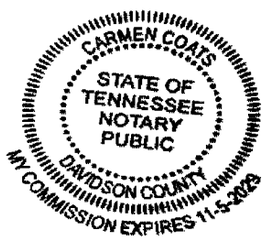
Karen Johnson Davidson County
Batch# 1443644 DEEDWARR
07/09/2026 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $5,272.50
20260709-0062066

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,425,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2026.

Notary Public

My commission expires: 11/3/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tyler Jones and Lulu Yu	The Huntington National Bank	104-01-0-449.00
216B 38th Avenue North	2778 West Jackson Street	
Nashville, TN 37209	Tupelo, MS 38801	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN W. CARPENTER, III, TRUSTEE OF THE JOHN W. CARPENTER III REVOCABLE LIVING TRUST AGREEMENT DATED SEPTEMBER 13, 2022**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER JONES AND LULU YU, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), 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 134, Plan of part of West Grove Subdivision, as shown on Plat of Record in Plat Book 421, Page 109, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John W. Carpenter, III, an unmarried man by Warranty Deed from Woodland Village 216-B Partners of record in Instrument No. 20131021-0109791 Register's Office for Davidson County, Tennessee, dated October 16, 2013 and recorded on October 21, 2013.

Being the same property conveyed to John W. Carpenter, III, Trustee, John W. Carpenter, III Revocable Living Trust Agreement dated September 13, 2022 by Quitclaim Deed from John W. Carpenter, III, of record in Instrument No. 20220919-0103829 Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on September 19, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 216B 38th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of July, 2026.

John W. Carpenter III Revocable Living Trust Agreement dated September 13, 2022

By: _____
John W. Carpenter, III, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John W. Carpenter, III, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the John W. Carpenter III Revocable Living Trust Agreement dated September 13, 2022, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 24th day of June, 2026.

_____
Notary Public

My Commission Expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 2. 2026

Affiant Signature

9th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of Julv, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

