NEW OWNER:
KENDRICK ROBINSON
4000 ANDERSON ROAD UNIT 7
NASHVILLE, TN 37217

SEND TAX BILLS TO:
CrossCountry Mortgage
2160 Superior Ave.
Cleveland, OH 44114

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 26-0991

Map & Parcel No.: 136030A00700

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1445718 DEEDWARR
07/14/2026 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20260714-0063220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **E. DAVID JARRETT and wife, SARAH W. JARRETT** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **KENDRICK ROBINSON, unmarried man** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located DAVIDSON County, Tennessee, and being Townhouse No. 7, Unit No. A Building No. 2, in a Horizontal Property Regime located on the plat of Priest Lake Park Condominiums, Phase I, as shown on the plat of the same of record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

This conveyance is made subject to all the provisions of the Tennessee Horizontal Property Act, as the same is set out in Section 64-2701, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws of the administration thereof; also subject to the easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Priest Lake Park Condominiums, Phase 1, of record in Book 4651, Page 412, as clarified in Book 4943, Page 692, Exhibit III to Master Deed of record in Book 5083, Page 417, and Exhibit IV to Master Deed of record in Book 5189, Page 671, said Register's Office.

Being the same property conveyed to E. DAVID JARRETT and wife, SARAH W. JARRETT by Quitclaim Deed from E. David Jarrett, a married

man, dated March 31, 2020, and of record in Instrument No. 20200429-0044850, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to E. David Jarrett by Warranty Deed from Richard L. Churchman, dated August 15, 1984, and of record in Book 6362, Page 762, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **4000 ANDERSON ROAD UNIT 7, NASHVILLE, TN 37217**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4460, Page 88, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 9th day of July, 2026.

E. David Jarrett

E. DAVID JARRETT

Sarah W. Jarrett

SARAH W. JARRETT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **E. DAVID JARRETT and SARAH W. JARRETT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of July, 2026.

JACOB THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES JUNE 08, 2026

NOTARY PUBLIC

My commission expires:

****

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00.**

AFFIANT

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

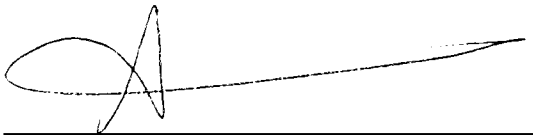
NOTARY PUBLIC

My commission expires: 1/7/30

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 7-9-2026.



Affiant Signature — Date: 7-9-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-9-2026.



Notary's Signature

My Commission Expires: 4-21-2030

Notary's Seal

