Karen Johnson Davidson County
Batch# 1456511 DEEDWARR
08/07/2026 12:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20260807-0072950

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Eyren Yepez
Affiant

Subscribed and sworn to before me, this 4th **day of August, 2026.**

Notary Public
My commission expires: 11-9-2029

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Eyren Yepez	Encore Lending Group LLC	141 06 0D 150.00
3395 Harpeth Springs Drive Nashville, TN 37221	206 Wesley Street Johnson City, TN 37601	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fortyleven Properties, LLC,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Eyren Yepez, an unmarried woman,** hereinafter called the Grantees, their successors 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. 150, on the Plan of RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fortyleven Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Phillip Hampton, of record in Instrument No. 20151230-0131233, in the Register's Office of Davidson County, Tennessee, dated December 29, 2015 and recorded on December 30, 2015.

Being the same property conveyed to Phillip Hampton, by Warranty Deed from Jerrod McKnight, an unmarried man, of record in Instrument No. 20150820-0084125, in the Register's Office of Davidson County, Tennessee, dated August 20, 2015 and recorded on August 20, 2015.

Phillip Hampton and Phillip C. Hampton being one and the same person.

This property is improved property known as 3395 Harpeth Springs Drive, Nashville, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 4th day of August, 2026.

Fortyleven Properties LLC, a Tennessee Limited Liability Company

By: _____
Phillip C. Hampton, Member

By: _____
Timothy Hampton, Member

Acknowledgment

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip C. Hampton, the herein bargainor, 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 as Member of Fortyleven Properties, LLC, and that he is duly authorized to execute the same on behalf of Fortyleven Properties, LLC for the purposes therein contained

Witness my hand and seal this 4th day of August, 2026.

_____
Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Acknowledgment

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Hampton, the herein bargainor, 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 as Member of Fortyleven Properties, LLC, and that he is duly authorized to execute the same on behalf of Fortyleven Properties, LLC for the purposes therein contained

Witness my hand and seal this 4th day of August, 2026.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

I, Kirsten Virden, 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 8-4-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 8-4-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of August, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

