D mail → Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260855460

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $520,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of September, 2026.

Notary Public
My Commission Expires: _____

RONDA CULBERSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-28-2027

Karen Johnson
Batch # 1477122
09/24/2026 09:56:38 AM
Fees: $13.00 Taxes: $1,924.00

Davidson County
DEEDWARR
2 pgs

20260924-0088593

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Adam Jarman and Rebecca Pearson Jarman 3557 Four Leaf Way Antioch TN 37013	Bank of America 101 South Tryon St. Charlotte, NC 28255	Tax Parcel ID No. 182 15 0B 182.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sekou A. Tyler and Kimberlon A. Tyler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Adam Jarman and Rebecca Pearson Jarman, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 182, on the plan of FINAL PLAT CLOVER GLEN, PHASE 4, as shown on plat of record in Instrument 20190718-0070553, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sekou A. Tyler and Kimberlon A. Tyler, husband and wife, by Special Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona corporation, of record in Instrument No. 20210415-0050561, in the Register's Office of Davidson County, Tennessee, dated April 14, 2021 and recorded on April 15, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLOVER GLEN, PHASE 4, LOTS 168 THROUGH 250, as recorded in Instrument No. 20190718-0070553.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20180608-0055284 as amended in Instrument No. 20190213-0013583 and Instrument No. 20230313-0018000.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180430-0040397.

Common Open Space Deed recorded as Instrument No. 20180716-0068960.

This is improved property located at 3557 Four Leaf Way Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of September, 2026.

Sekou A. Tyler

Kimberlon A. Tyler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sekou A. Tyler and Kimberlon A. Tyler, 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, at office, this 21st day of September, 2026.

Notary Public
My Commission Expires: _____

