Karen Johnson Davidson County
Batch# 1483866 DEEDWARR
10/14/2026 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20261014-0094472

This instrument prepared by:
Icon Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 13-10236-CL

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2026.

Notary Public
My Commission Expires: 6-3-29

CASSIDY LEWALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daryl Garner, Tonesia Jones-Garner, and Carol Harris 4913 Tulip Grove Lane Hermitage, TN 37076	New Owner	086 04 0B 040.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Marvin S. Evans, Jr. and wife Pamela D. Evans** (individually and/or collectively, "Grantor"), transfer and convey unto **Daryl Garner and Tonesia Jones-Garner, husband and wife, and Carol Harris, an unmarried woman, as joint tenants with right of survivorship** (individually and collectively, "Grantee"), 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 No. 70, on the plan of FIRST REVISION, SECTION II, SUNSET OAKS, of record in Plat Book 7900, Page 942, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marvin S. Evans Jr. and wife, Pamela D. Evans, by Warranty Deed from Frank Batson Homes, Inc., of record in Book 10174, Page 816, in the Register's Office of Davidson County, Tennessee, dated August 30, 1996, and recorded on September 03, 1996.

This is improved property located at: **4913 Tulip Grove Lane, Hermitage, TN 37076.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 14th day of October, 2026.

GRANTOR:

Marvin S. Evans, Jr.

Pamela D. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marvin S. Evans, Jr. and Pamela D. Evans, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of October, 2026.

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 7-2-29

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 10.14.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 10.14.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of October, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

