THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35513-06-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2020. Notary Public My Commission Expires:

ANGELA G. BATSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires September 7, 2021

Karen Johnson Davidson County
Batch# 428464 DEEDWARR
06/30/2020 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200630-0070610

WARRANTY DEED

Address New Owner: Matthew R. Litt, Alexandra Fragnito 2626 Woodberry Drive Nashville, TN 37214	Send Tax Bills To: Southeast Mortgage of Georgia, Inc. 3575 Koger Blvd., Suite 400 Duluth, GA 30096	Tax Information: Map and Parcel No.: 096 05 0 065 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, **Cheryl Stephenson**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew R. Litt and Alexandra Fragnito**, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2626 Woodberry Drive, Nashville, TN 37214.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of June, 2020.

Cheryl Stephenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cheryl Stephenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2020.

Notary Public

My Commission Expires:

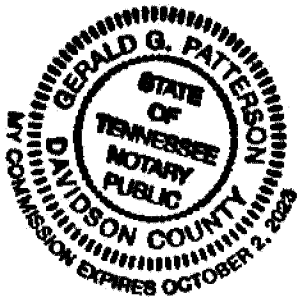


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 116 and the easterly half of Lot 115 on the Plan of Woodberry Park, as of record in Plat Book 2133, page 117, 118 and 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 116 and part of Lot No. 115 fronts 117 feet on the northerly side of Woodberry Drive and extends back 293.1 feet on the easterly line and 280.8 feet, more or less, on the westerly line, to a dead line measuring 117.9 feet thereon.

Being the same property conveyed to Cheryl Stephenson, a single person, by deed dated November 6, 2019 from Raymond C. Matheney and wife, Pamela J. Matheney, of record in Instrument No. 20191107-0114967, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 096 05 0 065 00.
2. Restrictive Covenants contained in an instrument of record in Book 2297, page 194, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2133, page 117, 118 and 119, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY