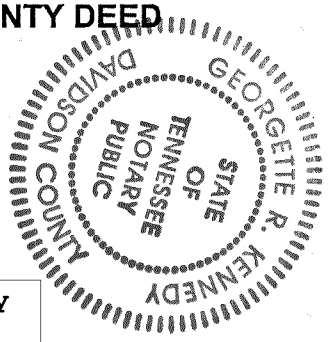
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $731,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1121460 DEEDWARR
04/10/2024 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,704.70
20240410-0025488

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karley and Noah Stansfield	Lincoln Home Loans	126-14-0A-129.00
(NAME)	(NAME)	
1709 Alayna Court	40 Burton Hills Blvd Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Christopher Robin Snyder and Sandra Lyn Wilson, Trustees of The Sidney Elisabeth Wilson Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Noah Stansfield and Karley Stansfield, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 129 on the Final Plat of Travis Trace Subdivision, Phase 4 of record at Instrument No. 20190710-0067020, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sandra Lyn Wilson and Christopher Robin Snyder, Co-Trustees of The Sidney Elisabeth Wilson Trust dated July 7, 2003 by Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company, dated 03/24/2020, of record in Instrument No. 20200325-0032285, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ **1709 Alayna Court, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and 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(S), his/her/their 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.

Effective the 9th day of April, 2024.

Sidney Elisabeth Wilson Trust

By: Christopher Robin Snyder
Christopher Robin Snyder, Trustee of the Sidney Elisabeth Wilson Trust, Trustee

State of Ohio
County of Summit

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared by means of two-way video and audio conference technology, Christopher Robin Snyder, Trustee of The Sidney Elisabeth Wilson Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 9th day of April, 2024.

Notary Public:

My Commission Expires: 3/24/2028

TRESSA SPEIGHT
Notary Public
State of Ohio
My Comm. Expires
March 24, 2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Sidney Elizabeth Wilson Trust

By: Sandra Lyn Wilson, Trustee
Sandra Lyn Wilson, Trustee of the Sidney Elisabeth Wilson Trust, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sandra Lyn Wilson, Trustee of The Sidney Elisabeth Wilson Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 9th day of April, 2024.

Notary Public:

My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 April 10, 2024.

Affiant

Date: 4/10/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 10th day of April, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY