AME **THIS INSTRUMENT PREPARED BY:** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $739,900.00 Affiant Subscribed and sworn to before me, this 15th day of May, 2024. Notary Public My Commission Expires: 4-13-25
Karen Johnson Davidson County Batch# 1136563 DEEDWARR 05/20/2024 09:11:30 AM 2 pgs Fees: $13.00 Taxes: $2,737.63 20240520-0037100	

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner: Joshua Paul Stander and April D. Stander 4812 Medalist Circle Nashville, TN 37076	Send Tax Bills to: ~~New Owner~~ Guaranteed Rate, Inc. 4044 N. Lincoln Ave. #324 Chicago, IL 60618	Tax Information: Tax Parcel ID No. 085-04-0A-202.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE MEDALIST CIR REAL ESTATE TRUST U/A/D AUGUST 5, 2022 AND AMENDED MAY 14, 2024** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOSHUA PAUL STANDER AND APRIL D. STANDER, HUSBAND AND WIFE** (collectively "Grantee"), Grantee's successors, 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. 202 on the Plan of The Reserve at Stone Hall, Phase 1, Section 2D, as of record in Instrument No. 20141014-0094506, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Quinton Hooker, Trustee of The Medalist Cir Real Estate Trust U/A/D August 5, 2022 by Deed dated August 25, 2022 from Richard O. Muth and Glenda Michele Duty Muth, husband and wife, recorded August 30, 2022, in Instrument Number 20220830-0097902, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **4812 Medalist Circle, Nashville, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 14 day of May, 2024.

THE MEDALIST CIR REAL ESTATE TRUST U/A/D AUGUST 5, 2022

Trustee

Amani Hooker, Trustee

STATE OF Florida)
)
COUNTY OF Broward)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **AMANI HOOKER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of the **THE MEDALIST CIR REAL ESTATE TRUST U/A/D AUGUST 5, 2022**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and official seal at office this 14 day of May, 2024.

ZARRON BROWN
Notary Public - State of Florida
Commission # HH 3340
My Comm. Expires May 25, 2024

Zarron Brown
Notary Public
My Commission Expires: 25 May 2024

True Copy Certification

I, Yvette Meldrum, 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 May 15, 2024.

Signature
May 15, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 15, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025