WARRANTY DEED

Karen Johnson Davidson County
Batch# 1252559 DEEDWARR
03/27/2025 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,919.30
20250327-0022986

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $789,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christina B. Stalker, Trustee of Christina B. Stalker Trust, dated 07/15/2020	Newrez, LLC	063-04-0A-045.00
(NAME)	(NAME)	
705 Stokley Glen	601 Office Center Dr Ste 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Fort Washington, PA 19034	
(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, **Ashton Rose Pyron, an unmarried woman and Bradley Pyron, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christina B. Stalker Trustee of Christina B. Stalker Trust, dated 07/15/2020**, 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. 29 on the Plan of Cleveland Hall Subdivision, Phase Four of record in Plat at Instrument No. 20080201-0010505, 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 Ashton Rose Pyron and Bradley Neal Pyron, wife and husband by Warranty Deed from Hunter H. Roraus and Jordan A. Roraus, wife and husband, dated 05/28/2020, of record in Instrument No. 20200609-0059139, Register's Office for Davidson County, Tennessee.

The said Ashton Rose Pyron and Bradley Neal Pyron are now divorced and are considered unmarried per divorce decree filed in Davidson County, Tennessee in case no: 24D-1126.

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 ☒ 705 Stokley Glen, Old Hickory, TN 37138
(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 25th day of March, 2025.

Ashton Rose Pyron

Ashton Rose Pyron

Bradley Neal Pyron

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ashton Rose Pyron**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of March, 2025.

Notary Public:

My Commission Expires: 1.31.29

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bradley Neal Pyron**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of March, 2025.

Notary Public:

My Commission Expires: 1.31.29

RETURN TO:
Harpeth Escrow LLC
117 Saundersville Rd Ste 201
Hendersonville, TN 37075

202503270022986

Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 03/25/25 (date of document).

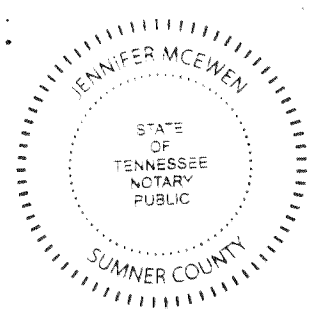
Affiant Signature

3/25/25
Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 25th day of March, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL