This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $650,000.00.

Affiant

Subscribed and sworn before me this the 14 of April, 2025

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1260820 DEEDWARR
04/17/2025 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250417-0029454

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bailey Mykel Koger 3897 Cantarutti Rd. Joelton, TN 37080	New owner	029-00-0 190.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN DON MAYO and FELICIA PAIGE MAYO as CO-TRUSTEES of the STELLA REVOCABLE TRUST DATED JULY 28, 2020**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BAILEY MYKEL KOGER, a married man, as his sole and separate property,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described according to a survey made August 12, 1959, by Hickerson-Miller., Engineer-Surveyors, revised January 27, 1961, by E.L. Miller, Jr., and Company, Surveyors, as follows:

Beginning in the southeasterly margin of the turn around of Cantarutti Road, said point being the northeasterly corner of the property conveyed to Howard B. Moore and wife, by deed of record in Book 3254, page 155, Register's Office for said County; thence along Moore's northeasterly line. South 42° East. 400 feet, more or less, to the center of a branch; thence continuing with the center of said branch. North 61° 18' East. 106 feet; North 36° 24' East, 114 feet; thence North 41° 27' East,111 feet; North 19° 51' East, 91 feet to point; thence leaving said branch, North 77° 30' West, 545 feet, more or less, to the easterly margin of Cantarutti Road; thence with the easterly margin of said road, South 12° 30' West, 34 feet to a point; thence along the margin of said road, a distance of 36 feet in a southeasterly direction along a curve having a radius of 50 feet; thence continuing with the margin of said road as its turn around, a distance of 68 feet in a southerly and southwesterly direction along a curve having a radius of 50 feet, to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Stella Revocable Trust by deed dated 02/26/2021, from Nathan Don Mayo and Felicia Paige Mayo of record in Instrument No. 20210302-0026385, Register's Office for said County.

Being the same property conveyed to Nathan Don Mayo and Felicia Paige Mayo, husband and wife, by deed dated 07/13/2012, from Jerry E. Gregory, married, of record in Instrument No. 20120717-0062648, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS **3897 Cantarutti Rd., Joelton, TN 37080**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

Witness my hand this the 14th of April, 2025.

STELLA REVOCABLE TRUST DATED JULY 28, 2020

Nathan Don Mayo, Co-Trustee

Felicia Paige Mayo, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Nathan Don Mayo and Felicia Paige Mayo**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Their oath acknowledged themselves to be the CO-TRUSTEES of the within named bargainor, Stella Revocable Trust dated July 28, 2020, and that they, as such CO-TRUSTEES, executed the foregoing instrument for the purposes therein contained by signing the names of the Stella Revocable Trust dated July 28, 2020, by the said Nathan Don Mayo and Felicia Paige Mayo, as such CO-TRUSTEES.

Witness my hand and official seal this 14th of April, 2025.

My commission expires: 9-2-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202504170029454

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 04/14/2025.

Affiant Signature

04/17/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of APRIL, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY