This Instrument Prepared By:
C. WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

Karen Johnson Davidson County
Batch# 1288309 DEEDWARR
06/23/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.13
20250623-0048711

WARRANTY DEED

GRANTOR: Courtney Daily

GRANTEE: Christopher K. Styles and Tanua A. Styles

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIFTY FOUR THOUSAND NINE HUNDRED AND 00/100 AND 00/100 (**$654,900.00**) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Courtney Daily, an unmarried woman, has bargained and sold and does hereby bargain, sell, convey, and confirm unto Christopher K. Styles and Tanua A. Styles, husband and wife, the following described real estate, being more fully described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 15 on the Plan of Hillsboro Circle, of record in Book 1130, Page 15, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 49.4 feet on the Northerly margin of Sharondale Court and extends back 126.1 feet on the Easterly line and 147.9 feet on the Westerly line to a line on the rear on which it measures 102.2 feet and being the original Lot No. 15 as shown on said plat, less than portion of said lot conveyed to the State of Tennessee, by deed of record in Book 4741, Page 433, Davidson County Register's Office.

Being the same property conveyed to COURTNEY DAILY, UNMARRIED, by deed from AMY E. PETERS, UNMARRIED, of record in Instrument No. 20160526-0053244, dated May 25, 2016, Davidson County Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said Christopher K. Styles and Tanua A. Styles, their heirs and assigns forever. And we do covenant with the said Christopher K. Styles and Tanua A. Styles, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And we do further covenant and bind ourselves, our successors, and assigns, to warrant and forever defend title to said land to Christopher K. Styles and Tanua A. Styles, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 17 DAY OF June, 2025.

Courtney Daily

STATE OF TENNESSEE
COUNTY OF ~~LAWRENCE~~ Davidson

On this 17 day of June, 2025 before me, personally appeared Courtney Daily to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

Annette Scherrer STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Notary Public
My Commission Expires: 5/30/29

We ~~hereby~~ swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($654,900.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 17 day of June, 2025.

Notary Public
My Commission Expires: 5/30/29

Map/Parcel ID: 117-03-0-077.00

PROPERTY ADDRESS:2720 Sharondale Court Nashville, TN 37215

SEND TAX BILLS TO NEW OWNER: Christopher K. Styles and Tanua A. Styles

1032 Bella Terra Circle

Brentwood, TN 37027

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Ryan Rafoth, 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 June 17, 2025.

Date

Affiant Signature

6/17/25

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY