RECORD AND RETURN TO
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No : LLC-31437-25

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1292344 **DEEDWARR**
07/01/2025 11 10 09 AM 2 pgs
Fees $13 00 Taxes $4,421 50
20250701-0051791

STATE OF TENNESSEE
COUNTY OF **TENNESSEE**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,195,000 00

Jonathan David Stone
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of June, 2025

NOTARY PUBLIC

My commission expires

JEFFREY M. GROSS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/03/2028 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan David Stone & Blythe Lackey Exton 3610 Pilcher Avenue Nashville, TN 37209	CMG Mortgage, Inc. 3160 Crow Canyon Rd, Suite 400 San Ramon, CA 94583	104-01-0-455.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($1,195,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CECIL W. VANDEVENDER AND LAUREN M. BARDWELL, CO-TRUSTEES OF VANDEVENDER-BARDWELL TENNESSEE COMMUNITY PROPERTY TRUST U/A DATED OCTOBER 25, 2021**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JONATHAN DAVID STONE AND BLYTHE LACKEY EXTON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of the Resubdivision of the Easterly One-Half of Lot 174 on the Plan of Part of West Grove Subdivision (Book 421, Page 88 RODC) and Lot 8 and part of Lot 5 on the Map of M. T Pendergrass' Subdivision of Lots 175 and 176 West Grove (Book 547, Page 185 RODC), of record in Instrument Number 20140708-0060178, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cecil W. Vandevender and Lauren M. Bardwell, Co-Trustees of the Vandevender-Bardwell Tennessee Community Property Trust U/A dated October 25, 2019, from Cecil W. Vandevender and wife, Laruen M. Bardwell by Quitclaim Deed dated October 25, 2019, and recorded November 4, 2014, in Instrument Number 20191104-0113276, said Register's Office, and corrected by Scrivener's Affidavit of record in Instrument Number 20200306-0025425, said Register's Office.

Being the same property conveyed to Cecil W. VanDevender, a single person and Lauren M Bardwell, a single person, as tenants in common with right of survivorship, from

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Magness Group, Inc. by Warranty Deed dated January 16, 2015, and recorded January 21, 2015, in Instrument Number 20150121-0005878, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as. 3610 Pilcher Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS OUR HANDS, this 30th day of June, 2025

GRANTOR(S)

Vandevender-Bardwell Tennessee Community Property Trust U/A dated October 25, 2021

By: _____, Co-Trustee
Cecil W. Vandevender, Co-Trustee

By: _____, Co-Trustee
Lauren M. Bardwell, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Cecil W. Vandevender and Lauren M Bardwell, Co-Trustees of Vandevender-Bardwell Tennessee Community Property Trust U/A dated October 25, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 30th day of June, 2025.

LEE E CRANFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

LEE E. CRANFORD
Printed Notary Name

My commission expires 10/4/2027