WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 535,000.00 .

Jacob Sexton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2025.

Notary Public
COMMISSION EXPIRES: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 26, 2028
COUNTY OF WILSON

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1292586 DEEDWARR
07/02/2025 08:53:30 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20250702-0052110

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob Sexton Madelyn Reter	Dollar Bank Servicing Center	086-13-0A-034-00
(NAME) 5049 Sunflower Lane	(NAME) 300 W. Tuscarawas Street	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Canton, OH 44702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Joshua A. Stevens and Erica L. Stevens, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Sexton and Madelyn Reter, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND 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. 34 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 2, of record in Instrument No. 20190318-0024391, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JOSHUA A. STEVENS AND ERICA L. STEVENS, HUSBAND AND WIFE, by Warranty Deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABJLTY COMPANY, of record in Instrument No. 20190926-0097817, dated September 25, 2019, recorded September 26, 2019, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5049 Sunflower Lane (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (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 GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 1 day of July, 2025.

Joshua A. Stevens

Erica L. Stevens

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Joshua A. Stevens and Erica L. Stevens, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 1st day of July, 2025.

S. Nixon Pressley

Commission Expires: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

Certificate of Authenticity

I, Anthony N. Greco, 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 the 1st day of July, 2025.

Anthony N. Greco, Affiant — 07/01/2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 1st day of July, 2025.

Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT III
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027