Karen Johnson Davidson County
Batch # 1303218 DEEDWARR
07/29/2025 10 20 46 AM 2 pgs
Fees $13 00 Taxes $2,623 30
20250729-0059717

Prepared by.
Record and Return to·
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $709,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF July, 2025

NOTARY PUBLIC
My Commission expires

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25060023

Address of New Owner
Steven Knox Major and
Jordan Alexandra Kaiser
5771 Eatons Creek Road
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
029-00-0-137.00
AND
029-00-0-344.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Fred C. Standbrook and wife, Susan C. Standbrook,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Steven Knox Major and Jordan Alexandra Kaiser, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Cheatham County, Tennessee, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot Nos. 1 and 2, of the Final Resubdivision of Aita Farm of record in Book 6900, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred C. Standbrook and wife, Susan C. Standbrook, by Warranty Deed from Eileen H. Radeker, unmarried, dated 06/25/1997 and recorded on 07/03/1997 at Book 10516, Page 948, Register's Office for Davidson County, Tennessee, and further corrected by Deed of Correction dated 02/10/1998 and recorded on 02/27/1998 at Book 10814, Page 208, RODCT.

This is property generally located:
5771 Eatons Creek Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 6900, Page 80, Register's Office for Davidson County, Tennessee.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their 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.

IN WITNESS WHEREOF, **Fred C. Standbrook and Susan C. Standbrook** have caused this instrument to be executed, this the 25 day of July, 2025.

Fred C. Standbrook

Susan C. Standbrook

STATE OF TN
COUNTY OF Coffee

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Fred C. Standbrook and Susan C. Standbrook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 25 day of July, 2025.

My Commission expires: 7/25/26

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC LEWIS BRONER MCCOY CHEATHAM COUNTY