WARRANTY DEED

Karen Johnson Davidson County
Batch# 1307421 DEEDWARR
08/11/2025 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,801.90
20250811-0063834

File No. CR-25-10703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2025

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Evie Lorene Krantz	New Owner	
(NAME)	(NAME)	
1613 Tammany Drive, A		072-16-2J-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Stewart Building Group, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evie Lorene Krantz, a single person**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Unit No. A on the Plan of Homes at 1613 Tammany Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250221-0012830, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Stewart Building Group, LLC, a Tennessee limited liability company by Warranty Deed from George Horace Womack, II, a married man, and Cynthia Gale Womack Webb, a married woman, and Jacqueline Dianne Womack Woolwine, a married woman, dated September 19, 2024 and recorded September 24, 2024 in Instrument No. 20240924-0073990, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 1613 Tammany Drive, A, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, 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 GRANTEES, their heirs 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 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/our hand this 11th day of August, 2025.

Stewart Building Group, LLC, a Tennessee
Limited Liability Company

By: Curtis Stewart
Curtis Stewart, Member

By: Kaye Stewart
Kaye Stewart, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Andrew Suzore of the state and county mentioned, personally appeared Curtis Stewart and Kaye Stewart, Members of Stewart Building Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Stewart Building Group, LLC, the within named bargainor, a Limited Liability Company, and that such Curtis Stewart and Kaye Stewart, Members of Stewart Building Group, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Nashville, TN, this 11th day of August, 2025.

Notary Signature

Printed Name: Andrew Suzore

My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

DocuSign Document

Certificate of Authenticity

I, Christen Rabe, 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 **August 11, 2025**.

Date

Affiant Signature

8/11/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027