Karen Johnson Davidson County
Batch# 1310979 DEEDWARR
08/15/2025 11:41:30 AM 4 pgs
Fees: $23.00 Taxes: $5,846.00
20250815-0065199

WARRANTY DEED

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,580,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Estates Title & Escrow, LLC, 554 Franklin Rd, Ste. 103, Franklin, TN 37069

File No.: 25-0269

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Rachel Laurie Babcock and Bret Richard Babcock	**New Owner**	116-08-0F-125.00-CO
(NAME) 125 Prospect Hill	(NAME) **125 Prospect Hill**	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	**Nashville TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Five Hundred Eighty Thousand And No/100 Dollars ($1,580,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEPHANIE CORBIN AS TO A 40% UNDIVIDED INTEREST AND NEW VISION TRUST CO CFBO SHAUN CORBIN SEP IRA AS TO A 60% UNDIVIDED INTEREST, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEL LAURIE BABCOCK AND BRET RICHARD BABCOCK, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 125 on the Plan of Sugartree, Phase 3 (Revised) of record in Plat Book 5050, Pages 67 through 71, as amended in Book 5162, Page 632, Book 5169 Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, Book 5450, Page 55, and

corrected amendment in Book 5453, Page 643, 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 the same property conveyed to Stephanie Corbin as to a 40% undivided interest and New Vision Trust Co CFBO Shaun Corbin SEP IRA as to a 60% undivided interest, as tenants in common, by Warranty Deed from Leslie Sax, unmarried, of record in Instrument No. 20231107-0087046 Register's Office for Davidson County, Tennessee, dated November 03, 2023 and recorded on November 11, 2023.

unimproved ☐
This is improved ☑ property, known as 125 Prospect Hill, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (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 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 successors 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 our hands this 8th day of August, 2025.

New Vision Trust Co CFBO Shaun Corbin SEP IRA

BY: Charlene Sutton
Its: Operations Manager

STATE OF North Carolina
COUNTY OF Buncombe

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Charlene Sutton, 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 Operations Manager (or other officer authorized to execute the instrument) of New Vision Trust Co CFBO Shaun Corbin SEP IRA, the within named bargainor, a corporation, and that such Charlene Sutton as such Operations Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as New Vision Trust Co CFBO Shaun Corbin SEP IRA

Witness my hand and seal, at office in Buncombe Co., NC, this 8 day of August, 2025.

Notary Public

My Commission Expires: 11-17-27

CAITLIN LANE NOTARY PUBLIC BUNCOMBE COUNTY, NC MY COMMISSION EXPIRES 11/17/2027

SC

Stephanie Corbin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of August, 2025, before me personally appeared Stephanie Corbin to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 11th day of August, 2025.

Notary Public

My Commission Expires: 10-11-25

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SC

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **8/14/2025** (date of document).

Affiant Signature

8/14/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **August**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

