STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1311466 DEEDWARR
08/18/2025 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20250818-0065870

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2025.

Notary Public
MY COMMISSION EXPIRES: 11/15/2026
File No. G25-23608

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Emanuel Ornelas and Brandi Michelle Ornelas (NAME) 5299 Ridge Rd (STREET ADDRESS) Joelton TN 37080 (CITY) (STATE) (ZIP)	THC Mtg Inc. (NAME) 1 Perimeter Park South Ste 230S (STREET ADDRESS) Birmingham, AL 35243 (CITY) (STATE) (ZIP)	28-146

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **James E. Stubblefield, Jr., a married man, Tony Stubblefield, a married man, Dennis Stubblefield, an unmarried man, and Kim Williams, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandi Ornelas and Emanuel Ornelas, 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:

Beginning at a concrete post in south margin of Ridge Road, and the N. E. Corner of Acy Binkley property as shown of record in Deed Book 5341, Page 217, Register's Office of Davidson County, Tennessee; thence with the southerly margin of said road, A=21 deg. 17' 24", R=808.15', T=151.90, L=300.29 feet to an iron pin in S. margin of said road; thence S. 12 deg. 59' 18" W. 230 feet to an iron pin; thence N 84 deg. 51' 13" W. 703.77 feet to an iron pin in the old Demonbreum Road; the N. W. corner of a 5.65 acres tract now owned by Laysel Biggs and wife Alzada Biggs; thence N 10 deg. 34 '10" E. 212.67 feet to an iron pin, a corner to a lot now owned by Laysel Biggs, deed being of record in Book 2441, Page 185, Register's Office of said County; thence with the line of said lot, S. 86 deg. 07' 57" E. 208.08 feet to an iron pin, S. E. corner of Laysel Biggs lot, and S. W. corner of Acy Binkley lot; thence with the line of Acy Binkley S. 84 deg. 11' 28" E. 209.85 feet to an iron pin; thence with E. line of Acy Binkley, N. 12 deg. 59' 18" E. 184.40 feet to the beginning.

BEING the same property conveyed by Warranty Deed from John A. Harvey and wife, Peggy Harvey to James E. Stubblefield, Sr. and wife, Beverly R. Stubblefield, of record in Instrument No. 20060321-0032401 in Davidson County, Tennessee Register of Deeds, dated March 10, 2006 and recorded March 21, 2006. The said James E. Stubblefield, Sr. died on or about June 1, 2022, leaving the said Beverly R. Stubblefield the sole surviving tenant by the entirety. The said Beverly R. Stubblefield died on or about March 16, 2024, leaving the said James E. Stubblefield, Jr., Tony Stubblefield, Dennis Stubblefield, and Kim Williams as her sole heirs at law as evidenced in Probate Case No. 24P912, in the Probate Court for Davidson County, Tennessee at Nashville.

BEING the same property conveyed by Quit Claim Deed from James E. Stubblefield, Jr., as Personal Representative of the Estate of Beverly R. Stubblefield to James E. Stubblefield, Jr., Tony Stubblefield, Dennis Stubblefield, and Kim Williams, of record in Instrument No. 20250123-0005279 in Davidson County, Tennessee Register of Deeds, dated January 20, 2025 and recorded January 23, 2025. See Affidavit of Heirship of record in Instrument No. ———202508180065869———, Register's Office for Davidson County, Tennessee.

This is not nor ever been the marital residence of the Grantors.
Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5299 Ridge Road, Joelton, TN 37080.

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. Whenever 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(s) this 13th day of August, 2025.

x _____
James E. Stubblefield, Jr.

x _____
Tony Stubblefield

x _____
Dennis ~~Stubblefield~~ Stubblefield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2025, before me personally appeared James E. Stubblefield, Jr., Tony Stubblefield, Dennis ~~Stubblefield~~ Stubblefield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of August, 2025.

_____
Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Kim Williams

STATE OF Kentucky
COUNTY OF Bracken

On this 13 day of August, 2025, before me personally appeared Kim Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of August, 2025.

GREGORY M. FRASIER
Notary Public
Commonwealth of Kentucky
Commission Number KYNP93697
My Commission Expires Oct 29, 2028

Notary Signature
My commission expires: 10/29/2028

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Joshua A. Terry, 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 8/13/25.

Affiant Signature – Joshua A. Terry

8/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/14/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27