WARRANTY DEED

Karen Johnson Davidson County
Batch# 1313006 DEEDWARR
08/21/2025 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250821-0066907

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Miesha Renee Sandifer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miesha Renee Sandifer	new owner	
(NAME)	(NAME)	033-03-0B-080.00-CO
203 Ivy Hill Lane		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **Stellar Realty Company, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miesha Renee Sandifer, unmarried** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 106, on the Final Plat, Dry Creek Farms, Phase 2, Section 2, according to survey and plat of same appearing of record in Instrument No. 20050825-0101280, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Meshia R. Sandifer, unmarried by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20060307-0026047 Register's Office for Davidson County, Tennessee, dated March 03, 2006 and recorded on March 07, 2006.

Being the same property conveyed to Stellar Realty Company, LLC, a Tennessee limited liability company by Quitclaim Deed from Meshia Sandifer Henderson, formerly known as Meshia R. Sandifer of record in Instrument No. 20220311-0028897 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 11, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 203 Ivy Hill Ln Goodlettsville, TN 37072
(House Number) (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 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 hand this 17th day of June, 2025.

Stellar Realty Company, LLC

By: Meshia S. Henderson, Member

By: Jerrod Henderson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Meshia S. Henderson, and Jerrod Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to constitute all Members of Stellar Realty Company, LLC, the within named bargainer, and that he/she as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Members.

WITNESS my hand and official seal at office this 17th day of June, 2025.

Notary Public
My Commission Expires: 9/7/2026



Certificate of Authenticity

I, Holly A. Mason, 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 June 17 2025.

Affiant Signature

6/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026