Karen Johnson Davidson County
Batch# 1313169 DEEDWARR
08/21/2025 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20250821-0067116

KAYLA DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-21-2029 RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $229,900.00 Affiant Subscribed and sworn to before me, this 18 day of August, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Hayden Alvis	New Owner	**15002018600**
733 Holder Dr		
Nashville, TN 37217		

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 HEREBY ACKNOWLEDGE, WE,

Keegan Stelmack, married (formerly known as Keegan Gagne)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hayden Alvis (an unmarried man)

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. 64-A, Plan of Zone Lot Division of Lot No. 63 thru 66, Harbor Gate, Section One, of record in Book 5200, Page 712, as amended in Book 6200, Page 274, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Keegan Gagne, a single woman, by Warranty Deed from Jennifer M Weaver, an unmarried person, dated June 19, 2020, of record in Instrument No. 20200622-0066837, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Keegan Gagne is now known as and is one and the same person as Keegan Stelmack. Jacob Stelmack hereby signs to convey any interest he may have, marital or otherwise as the spouse of Keegam Stelmack.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 733 Holder Dr, Nashville, TN 37217.

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 in 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.

Keegan Stelmack Date: 8/14/25
Keegan Stelmack

Jacob Stelmack Date: 8/18/25
Jacob Stelmack

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Keegan Stelmack, the within named Grantor(s), 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.

CHRISTOPHER LYNN MAX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Witness my hand, at office, this 14 day of August, 2025.

NOTARY PUBLIC

My Commission Expires: 3/3/26

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jacob Stelmack, the within named Grantor(s), 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.

Witness my hand, at office, this 18th day of August 2025.

MARK B LEE DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/08/2029

NOTARY PUBLIC

My Commission Expires: 5/8/29

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 8-14-25 (date of document).

Affiant Signature

8-21-25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 21 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-26

NOTARY'S SEAL

