This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6641-MC

Karen Johnson Davidson County
Batch# 1313797 DEEDWARR
08/25/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20250825-0067542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $645,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2025.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 3/2/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sean M. Callison and Emily K. Callison 3820 Leona Pass Hermitage, TN 37076	NEW OWNER	098 13 0C 181.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Phillip Kevin Stinson, Jr, married,** (individually and/or collectively, "Grantor"), transfer and convey unto **Sean M. Callison and Emily K. Callison, husband and wife** (individually and/or collectively, "Grantee"), 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 174, as shown on the map entitled the Plan of PHASE 5, SECTION 1, THE MEADOWS OF SEVEN POINTS, of record in Plat Instrument No. 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip Kevin Stinson, Jr, and Atha Stinson, by Warranty Deed from Elizabeth M. Collier, married, of record in Instrument No. 20140507-0039026, in the Register's Office of Davidson County, Tennessee, dated April 29, 2014, and recorded on May 07, 2014. Phillip Kevin Stinson, Jr. and Atha Stinson have since divorced. Pursuant to the Marital Dissolution Agreement and Order recorded as Instrument No. 20230531-0041029 in the Register's Office for Davidson County, Tennessee, and further reflected in Docket No. 21D1692 in the Third Circuit Court for Davidson County, Tennessee at Nashville, all of Atha Stinson's interest in the property was divested and vested solely in Phillip Kevin Stinson, Jr.

Teresa Jacquelyn Stinson is the spouse of Phillip Kevin Stinson, Jr. She joins this conveyance in order to convey any and all marital interest she may have in the property.

This is improved property located at: **3820 Leona Pass, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2025.

GRANTOR:

Phillip Kevin Stinson, Jr

Teresa Jacquelyn Stinson

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Phillip Kevin Stinson, Jr, and Teresa Jacquelyn Stinson** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of August, 2025.

Notary Public
My Commission expires: 11-8-2028

I, Kirsten Virden, 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 08/19/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/19/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

