Name and Address of New Owner:
Erica Stubner
7021 Lindley Hill Lane
College Grove, TN 37046

Send Tax Bills To:
Same at new owner

Karen Johnson Davidson County
Batch# 1318003 DEEDWARR
09/04/2025 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20250904-0070537

This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No:105 03 0R 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **AUSTIN DEVERE LETTOW**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ERICA STUBNER,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 115 of Woodstock Condominiums, described in a Declaration of record in Instrument No. 20190204-0010414, amended in Instrument No. 20190430-0039868, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.
>
> BEING the same property conveyed by Warranty Deed from Woodstock Holdings, LLC, a Tennessee limited liability company to Austin Devere Lettow, recorded June 3, 2019, as Instrument No. 20190603-0052169 in Davidson County, Tennessee Register of Deeds.

This is improved property, known as: 1225 4th Avenue South, 115, Nashville, TN 37210

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of September, 2025.

Austin Devere Lettow

STATE OF Colorado
COUNTY OF Denver

On this 2nd day of September, 2025, before me personally appeared Austin Devere Lettow, 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 2nd day of September, 2025.

Notary Signature
My commission expires: 11-18-2027

Aleksandra Vukovic
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20034039323
MY COMMISSION EXPIRES 11/18/2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 2nd day of September, 2025.

Jessica Jones
Notary Public
My commission expires: 5-17-2028
File No. 2025-08-5165



True Copy Certification

I, Jack E. Gritton II, 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 09/02/2025 . (Date of Document)

Affiant Signature

Date: 09/02/2025

State of TENNESSEE

County of RUTHERFORD

Subscribed to me this 2nd , day of September , 2025.

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Jessica Jones

Notary's Signature

My Commission Expires: May 17, 2028