ADDRESS NEW OWNER: Dawn M. Reichert
3132 Stafford Dr.
Nashville, TN 37214

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 085-07-0-061.00

Karen Johnson Davidson County
Batch # 1318084 DEEDWARR
09/04/2025 10 44 01 AM 2 pgs
Fees $13 00 Taxes $1,509 60
20250904-0070652

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Phillip Carter and Pam Carter, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Dawn M. Reichert, a single woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Stanford Country Club Estates, Section Four, as shown by plat of record in Book 2900, Pages 83 and 84, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Carter and Pam Carter, husband and wife, from Robert D Marlow, a married man, and Daniel Marlow, a married man, by General Warranty Deed of record in Instrument No. 20240906-0068794, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3132 Stafford Dr., Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of Section Four, Stanford County Club Estates of record in Book 2900, Pages 83 and 84, Register's Office for Davidson County, Tennessee.(3) Restrictions for Stafford Country Club Estates Section Four of record in Book 3066, Page 219 and amended in Book 3127, Page 370, Register's Office for Davidson County, Tennessee. Said restrictions having expired March 30, 1985.(4) Limited Power of Attorney of record in Instrument No. 20240906-0068793 and Instrument No. 20240906-0068792, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of September 2025.

X _____ X _____

Phillip Carter Pam Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Phillip Carter and Pam Carter, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 2nd day of September 2025.

_____

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $408,000.00.

_____

Affiant

Subscribed and sworn before me this 2nd day of September 2025.

_____

Notary Public
My Commission Expires: 7-17-28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17 2028

File No. 2508-086