Karen Johnson Davidson County
Batch# 1324333 DEEDWARR
09/19/2025 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20250919-0075059

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-19-2028
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Hunter Risinger			SEND TAX BILLS TO: Legacy Home Loans dba Steadfast Mortgage			MAP-PARCEL NUMBERS
(NAME)			(NAME)			
1203 Quail Rd.			408 Highway 76			108-08-0D-002.00-CO
(ADDRESS)			(ADDRESS)			
Nashville,	TN	37214	White House,	TN	37188	
(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, **Citizens Savings Bank & Trust Co**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Hunter Risinger** Unmarried Man, HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit 2, Lot 77, PLAN OF CONDOMINIUMS SITE PLAN, PHASE 4 LOTS 16, 17, 18, 77, 78 AND 79 SECTION TWO QUAIL VALLEY, as shown on plat of record in Plat Book 5800, Page 69 and 70, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Citizens Savings Bank & Trust Co. by virtue of that certain Substitute Trustee's Deed dated May 8, 2025, and being of record at Instrument No. 2025058-0036137 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Catona S. Porter, an unmarried person by virtue of Warranty Deed dated February 28, 2023 at Instrument No. 20230301-0014452 in the said Register's Office.

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

This is improved x property, known as 1203 Quail Rd. Nashville, TN 37214
(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 9th day of September, 2025.

Citizens Savings Bank & Trust Co.

By: Clinton Gray, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Clinton Gray**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Authorized Signor** of **Citizens Savings Bank & Trust Co.**, and that he as such **Authorized Signor**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Citizens Savings Bank & Trust Co.**, in his capacity as **Authorized Signor**.

WITNESS my hand and official seal at office this 9th day of September, 2025.

Notary Public

My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 9, 2025.

Affiant Signature

19th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

