This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $290,000.00.

Affiant

Subscribed and sworn before me this the 1st day of October, 2025.

Notary Public
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Karen Johnson Davidson County
Batch# 1330929 DEEDWARR
10/06/2025 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20251006-0079709

WARRANTY DEED

Address of New Owner:
Good Spirit Paint & Create LLC
PO Box 160056
Nashville TN 37216

Send Tax Bill to:
New Owner

Tax Information:
042-09-0 088.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged. **STANLEY WAYNE STONE, HEIR AT LAW, AND WANDA J. RUSSELL, HEIR AT LAW AND ADMINISTRATRIX OF THE ESTATE OF JANIE LYNN STONE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **GOOD SPIRIT PAINT & CREATE LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: a Tennessee limited liability company

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Kemper Heights, Section 1, as of record in Book 2331, Pages 65 and 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Janie L. Stone, by deed dated 01/13/2004, from Myrna Gayle Wiseman Minton, an unmarried woman, of record in Instrument No. 20040115-0006211, Register's Office for said County.

The said Janie L. Stone a/k/a Janie Lynn Stone died intestate on or about December 7, 2024. See Probate Case No. 25P801, Circuit Court for Davidson County, Tennessee / Affidavit of Heirship of record in Record Book 2458, page 761, Register's Office for Montgomery County, Tennessee.

This instrument is executed by Curtis Wayne Stone as Attorney-in-Fact for Stanley Wayne Stone, which Power of Attorney is recorded in Instrument Number 20250922-0075492, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 907 Westchester Drive, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30TH day of September, 2025.

Estate of Janie Lynn Stone

BY: Wanda J. Russell Administratrix
Wanda J. Russell, Administratrix

BY: Wanda J. Russell Heir at Law
Wanda J. Russell, Heir at Law
Stanley Wayne by Curtis Wayne as his attorney-in-fact

BY: _____
Stanley Wayne Stone, Heir at Law
by Curtis Wayne Stone, his attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **WANDA J. RUSSELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the ADMINISTRATRIX and HEIR AT LAW of the within named bargainor, a **ESTATE OF JANIE LYNN STONE**, and that she, as such ADMINISTRATRIX and HEIR AT LAW, executed the foregoing instrument for the purposes therein contained by signing the name of the **ESTATE OF JANIE LYNN STONE** by the said **WANDA J. RUSSELL** as such ADMINISTRATRIX and HEIR AT LAW.

Witness my hand and official seal this 30th day of September, 2025.

Notary Public

My commission expires: 03-21-2029

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE

COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **WANDA J. RUSSELL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Instrument for the purposes herein set forth.

Witness my hand and official seal this 30th day of September, 2025.

Notary Public

My commission expires: 03-21-2029

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE

COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **CURTIS WAYNE STONE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STANLEY WAYNE STONE by SPECIFIC POWER OF ATTORNEY, which SPECIFIC POWER OF ATTORNEY is recorded in Instrument Number 20250922-0075492, Register's Office for Davidson County, Tennessee, and who acknowledged that he executed the same as the free act and deed of STANLEY WAYNE STONE.

Witness my hand and official seal this 30th day of September, 2025.

Notary Public

My commission expires: 03-21-2029

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/30/25 (date of document).

Affiant Signature

10/6/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

