Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1341519 DEEDWARR
11/03/2025 10 51.15 AM 2 pgs
Fees $13 00 Taxes $2,127 50
20251103-0087274

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $575,000 00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2025.

Notary Public
My commission expires

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers.
Reese Catron **Anne McCall Stansberry**	NEW OWNER	**06101002400**
521 Lemont Dr		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 521 Lemont Drive Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reese Catron and Anne McCall Stansberry, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 308, on the plan of Gra-Mar Acres, Section 11, a plat of which is of record in Plat Book 2663, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Included but excluding that portion of the premises conveyed to the State of Tennessee by deed from Leondro Rascone and wife, Erica Rascone to the State of Tennessee, dated July 28, 1976, of record in Book 5052, Page 484, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erin Dias, Trustee of The 521 Lemont Drive Trust, by Warranty Deed from Armenta Fowler, Successor Trustee of the John Carl Shuford, Sr Revocable Trust, dated March 28, 2025, of record in Instrument No. 20250331-0024107, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 521 Lemont Dr, Nashville, TN 37216.

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 in 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.

_____ Date: 10/30/25

The 521 Lemont Dr Trust
By: Erin Dias
It's: Trustee

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 521 Lemont Dr Trust and that she is authorized by The 521 Lemont Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 30 day of October, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 7-22-25

