Karen Johnson Davidson County
Batch# 1346364 DEEDWARR
11/14/2025 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20251114-0090938

Prepared By & Return To: Tennessee Title Services LLC-Brentwood 7000 Executive Center Dr. Ste. 290 Brentwood, TN 37027 B-25-5054	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of October, 2025 Notary Public Commission Expires: 7/18/2027

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles Northcutt Thornton, III and Meleah Jackson Thornton 7226 Mark Drive Nashville, TN 37221	Alcova Mortgage 308 Market St. SE Roanoke, VA 24011	142-11-0-161.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Michael S. Stengel and Nicole M. Stengel, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Northcutt Thornton, III and Meleah Jackson Thornton, 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.15 on the Plan of Valley West, Section 7, as of record in Book 5210, page 42, Register's Office of Davidson County, Tennessee.

Said Lot No. 15 fronts 36.24 feet on the Southerly margin of Mark Drive and extends back 208.28 feet on the Westerly line and 190.31 feet on the Easterly line, to a line in the rear on which it measures 131.29 feet.

Being the same property conveyed to Michael S. Stengel and Nicole M. Stengel, husband and wife by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust of record in Instrument No. 20210222-0020879 Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on February 22, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7226 Mark Drive, Nashville, TN 37221

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 so 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.

Dated this the 28th day of October, 2025.

Michael S. Stengel

Nicole M. Stengel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of October, 2025, before me personally appeared Michael S Stengel and Nicole M Stengel, 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 28th day of October, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Sandy McCollum 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 10/28/2025 (date of document).

Affiant Signature

10/28/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/2026

NOTARY'S SEAL

