THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17292-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 739,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF November 2025 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1348934 DEEDWARR
11/20/2025 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,737.63
20251120-0092850

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2029

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sally A. Weithman and Oscar R. Long	**New Owner**	
4629 Sterling Cross	**4516 Winfield Dr.**	172-14-0B-039.00-CO
Nashville, TN 37211	**Nashville TN 37211**	
(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, WE, **Janice Jaynell Songstad, Trustee of the Songstad Revocable Living Trust, dated May 28, 2015**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sally Ann Weithman and Oscar Long, Wife and Husband**

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. 39 on the Plan of Cluster Lot Development Winfield Park, Phase 1, Section 1, Revision 1, of record in Plat at Instrument No. 20010313-0024108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald K. Songstad and Janice Jaynell Songstad, husband and wife by Warranty Deed from Loretta J. Root, unmarried of record in Instrument No. 20180423-0038005 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 23, 2018.

Being the same property conveyed to Ronald Kenneth Songstad and Janice Jaynell Songstad, Trustees of The Songstad Revocable Living Trust, dated May 28, 2015, as tenants by the entireties by Warranty Deed from Ronald Kenneth Songstad and Janice Jaynell Songstad, husband and wife of record in Instrument No. 20190716-0069626 Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 16, 2019. The said Ronald Kenneth Songstad having since died on or about March 22, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4629 Sterling Cross, Nashville, TN 37211**

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 our hands this the 14 day of November, 2025.

Songstad Revocable Living Trust, dated May 28, 2015

BY: Janice Jaynell Songstad

Janice Jaynell Songstad, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Janice Jaynell Songstad** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Songstad Revocable Living Trust,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Janice Jaynell Songstad** as such **Trustee**.

Witness my hand and official seal this the 14 day of November, 2025.

My Commission expires: 7/13/28

Notary Public



Certificate of Authenticity

I, Emily Manno, 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 **11/14/25**.

Date

Affiant Signature

11/14/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026