This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: ~~$408,000.00~~ **$510,000**

_____ Affiant
Signature

Subscribed and sworn to before me on this the 29 Day of DEC, 2025

_____
Notary Public
My Commission expires 1/25/26

Karen Johnson Davidson County
Batch# 1363992 DEEDWARR
12/31/2025 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20251231-0104279

NAME AND ADDRESS OF PROPERTY OWNER:
Lisa Sanfilippo
1873 Stonewater Dr
Hermitage, TN 37076

SEND TAX BILLS TO:
Lisa Sanfilippo
1873 Stonewater Dr
Hermitage, TN 37076

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MAP AND PARCEL NUMBER: 097020A48900CO

WARRANTY DEED
25NT01861

Effective the 29 Day of DEC, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Rachel R. Sanders, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Lisa Sanfilippo, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 489, on the Final Plat of Villages of Riverwood, Section One, Phase 6C, of record in Instrument No. 20160129-0008909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rachel R. Sanders, an unmarried woman from Daniel Jack Eady, an unmarried man, by Warranty Deed dated 08/30/2024 and recorded 09/05/2024 in instrument No. 20240905-0068477, Register's Office of said County.

Being the same property conveyed to Daniel Jack Eady, an unmarried man from Beazer Homes Corp., a Tennessee Corporation, by Warranty Deed 08/16/2016 and recorded 08/19/2016 in Instrument No. 20160819-0086777, Register's Office of said County.

This is an improved property commonly known as: 1873 Stonewater Drive, Hermitage, TN 37076

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 26 day of DEC, 2025

Rachel R Sanders

Rachel R. Sanders

State of TN
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Rachel R. Sanders,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Ed Hunsberger

Notary Public

My Commission expires: 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12/26/25 EH (date of document).

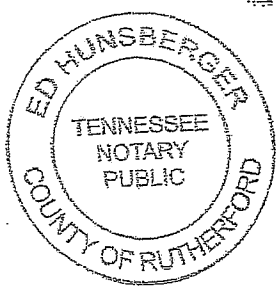
Affiant Signature

12/30/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of DEC, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26