Karen Johnson Davidson County
Batch# 1366271 DEEDWARR
01/06/2026 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20260106-0001083

Warranty Deed

KATHERINE COOPER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/02/2029 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $489,900.00. Affiant Subscribed and sworn to before me, this the 23rd day of December, 2025. Notary Public My commission expires: 07/02/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Laura Szklarski	Legacy Home Loans, LLC dba Steadfast Mortgage	072-12-0-212.00
1708 Litton Avenue	408 Highway 76	
Nashville, TN 37216	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VERLON LLOYD FOSNER, AND MELODEE S. FOSNER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA SZKLARSKI, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 105 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, Page (s) 60 and 61, 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 Verlon Lloyd Fosner and Melodee S. Fosner, husband and wife by Warranty Deed from Mikal Mercado, unmarried and Shannon Mercado, unmarried, of record in Instrument No. 20221207-0127624 Register's Office for Davidson County, Tennessee, dated December 02, 2022 and recorded on December 07, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1708 Litton Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of December, 2025.

Verlon Lloyd Fosner

Verlon Lloyd Fosner

Melodee S. Fosner

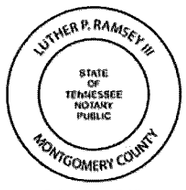
Melodee S. Fosner

STATE OF TENNESSEE
COUNTY OF MONTOGMERY

Personally appeared before me by audio-visual communication, the undersigned, a Notary Public in and for the County and State, the within named Verlon Lloyd Fosner and Melodee S. Fosner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of December, 2025.

Notary Public
My Commission Expires: 9/13/2028



Online Notary Public
My Commission Expires:
Sep 13, 2028

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 12/23/2025.

John Cobb Rochford

Date: 12/23/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 12/23/2025.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29