Karen Johnson Davidson County
Batch# 1367986 DEEDWARR
01/09/2026 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $2,556.70
20260109-0002271

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38981-11-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $691,000.00. Luke Riley Stauffer Affiant Subscribed and sworn to before me this 9th day of January, 2026. Sherri Engel Notary Public My Commission Expires: 11-21-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Luke Riley Stauffer Emmeline Grace Stauffer 5228 Trousdale Drive Nashville, TN 37220	Tauxe Community Bank 7271 Nolensville Rd Nolensville, TN 37135	Map and Parcel No.: 16004004400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Justin K. Ellis and Jenna E. Ellis, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Luke Riley Stauffer and Emmeline Grace Stauffer, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5228 Trousdale Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 9th day of January, 2026.

GRANTORS:

Justin K. Ellis

Jenna E. Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin K. Ellis and Jenna E. Ellis, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 937 on the Plan of Brentwood Hall, Section IX, of record in Plat Book 2331, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Justin K. Ellis and Jenna E. Ellis, husband and wife, by deed dated January 6, 2021 from Blake J. Carden and Allison Studdard Carden, husband and wife, of record in Instrument No. 20210108-0003849, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictive Covenants contained in an instrument of record in Book 2488, Page 489, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 2331, Page 92, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5103, Page 896, Register's Office for Davidson County, Tennessee.

I, Amy Cross Nance, 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 this 9th day of January 2026

Dated 1/9/26, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 9th day of January, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL