Karen Johnson Davidson County
Batch# 1373045 DEEDWARR
01/23/2026 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260123-0005925

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 23 day of January, 2026.

Notary Public
My commission expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-24-2027

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Mark Dean Umbehagen, II **Lauren M. Smith**	**New Owner**	**064080A02500CO**
1320 Autumn Springs Lane	**Property**	
Old Hickory, TN 37138		

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 ACKNOWLEDGE, WE,

Gary K Sturgill and Emily D Sturgill, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Dean Umbehagen, II and Lauren M. Smith, 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. 25, Plan of Merritt Downs, Section One, a Planned Unit Development, of record in Instrument No. 20010523-0053201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Gary K Sturgill and Emily D Sturgill, husband and wife, by Warranty Deed from Beazer Homes Corp, dba Phillips Builders, a Tennessee corporation, dated September 5, 2022, of record in Instrument No. 20020909-0108600, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

20 Foot Permanent Drainage Easement of record in Book 8632, Page 146, said Register's Office.

Restriction Amendment of record in Instrument No. 20210602-0074013, said Register's Office.

HOA Rules and Regulations of record in Instrument No. 20211020-0140574, said Register's Office.

HOA Charter of record in Instrument No. 20010608-0060785, as restated in Instrument No. 20011127-0129417, said Register's Office.

HOA Common Area Quitclaim Deed of record in Instrument No. 20020619-0074316, said Register's Office.

The lien of 2026 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1320 Autumn Springs Lane, Old Hickory, TN 37138.

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 in 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.

Gary K Sturgill Date: 1/15/24

Gary K Sturgill

Emily D. Sturgill Date: 1/15/24

Emily D Sturgill

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gary K Sturgill and Emily D Sturgill, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January 2026.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEEDOM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2029 DAVIDSON COUNTY

Certificate of Authenticity

I, Krystal Schuster, 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 **1/15/26**.

Date

Affiant Signature

1/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **January**, 20**26**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)