WARRANTY DEED

Karen Johnson
Batch # 1374538
02/02/2026 08:26:32 AM
Fees: $13.00 Taxes: $1,369.00

Davidson County
DEEDWARR
2 pgs

20260202-0006783

B-ELAM-25-2908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/08/2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Denton Allen and Amber M. Allen	Ascend Federal Credit Union	
(NAME)	(NAME)	**086 14 0B 043.00**
2908 Chapelwood Dr	P.O. Box 1210	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN STOCKDALE, UNMARRIED AND SARAH PLATT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENTON ALLEN AND AMBER M. ALLEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 137, on the Plan of REVISED FINAL PLAT, FLEETWOOD SUBDIVISION, PHASE ONE, of record in Plat Book 6900, Pages 465 and 466, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin Stockdale, unmarried and Sarah Platt, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Nathan Johnson and wife, Sarah Johnson, of record in Instrument No. 20190820-0083544, in the Register's Office of Davidson County, Tennessee, dated August 19, 2019, and recorded on August 20, 2019. Kevin Stockdale and Sarah Platt, having since divorced as evidenced by Final Decree of Divorce filed 10/29/2025, Docket No. 25D1164, in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED FINAL PLAT, FLEETWOOD SUBDIVISION, PHASE ONE, as recorded in Plat Book 6900, Page(s) 465 and 466, revising Plat Book 6900, Pages 248 and 249.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FLEETWOOD SUBDIVISION, as recorded in Plat Book 6900, Page 225.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 7170, Page 987, Annexation recorded in Book 7628, Page 6, with Addendum recorded in Book 7940, Page 565; Amendment to Bylaws recorded in Instrument No. 20110526-0040493 and Amendment recorded in Instrument No. 20190605-0053952.
- Storm Water Detention Agreement as set forth in instrument recorded in Book 7107, Page 408.
- Charter for Fleetwood Homeowner's Association recorded as Book 7114, Page 370.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2908 Chapelwood Dr, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF JANUARY, 2026.

Kevin Stockdale

Sarah Platt

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN STOCKDALE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of January, 2026.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH PLATT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of January, 2026.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 1/26/26.

Affiant Signature January 26, 2026

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 26th day of January, 2026.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028