WARRANTY DEED

Karen Johnson Davidson County
Batch# 1374659 DEEDWARR
02/02/2026 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20260202-0006917

File No. CR-26-1030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sue Talman and Ilya Talman	New Owner	
(NAME)	(NAME)	
16771 Enclave Circle	16771 Enclave Circle	072162J00200CO
(ADDRESS)	(ADDRESS)	
Naples, FL 34110	Naples, FL 34110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Curtis Todd Stewart and Rhonda Kaye Stewart, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sue Talman and Ilya Talman, married to each other**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. B on the Plan of Homes at 1613 Tammany Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250221-0012830, 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 part of the same property conveyed to Stewart Building Group, LLC, a Tennessee limited liability company by Warranty Deed from George Horace Womack, II, a married man, and Cynthia Gale Womack Webb, a married woman, and Jacqueline Dianne Womack Woolwine, a married woman, dated September 19, 2024 and recorded September 24, 2024 in Instrument No. 20240924-0073990, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Curtis Todd Stewart and Rhonda Kaye Stewart by Quitclaim Deed from Stewart Building Group, LLC, a Tennessee limited liability company, dated April 22, 2025 and recorded April 22, 2025 in Instrument No. 20250422-0030899, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 1613B Tammany Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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.

Witness my/our hand this 28th day of January, 2026.

Curtis Todd Stewart

Curtis Todd Stewart

Rhonda Kaye Stewart

Rhonda Kaye Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2026, before me personally appeared Curtis Todd Stewart and Rhonda Kaye Stewart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of January, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, Lili Vaught, 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 **January 28,2026**.

Date

Lili Vaught

Affiant Signature

January 28,2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28** day of **January**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)