Prepared By:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 310
Nashville, TN 37215

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611063

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$2,412,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of February, 2026.

Notary Public
My Commission Expires:

Karen Johnson
Batch # 1377285
02/09/2026 09:38:25 AM
Fees: $13.00 Taxes: $8,926.25

Davidson County
DEEDWARR
2 pgs

20260209-0009114

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

THIS INDENTURE, made this 6th day of February, 2026, among:

JOSEPH L. BANDLOW, JR. AND/OR SHERRILL P. BANDLOW, TRUSTEES OF THE JOSEPH & SHERRILL BANDLOW LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JOSEPH L. BANDLOW, JR. AND SHERRILL P. BANDLOW DATED JULY 1, 2014

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BENJAMIN T. STEVENS AND ALYSON M. STEVENS, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Middleton, a Residential Planned Unit Development, 3rd Revision, of record in Plat Book 6900, page 900, as revised in Resubdivision of Reserved Parcel, of record in Instrument No. 20030304-0028611, 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 Joseph L. Bandlow, Jr. and wife, Sherrill P. Bandlow by deed from Weichert Relocation Resources Inc., dated July 5, 2006, of record in Instrument No. 20060713-0084542, Register's Office for Davidson County, Tennessee. And, further conveyed to Joseph L. Bandlow, Jr. and/or Sherrill P. Bandlow, Trustees of The Joseph & Sherrill Bandlow Living Trust, established by the Revocable Trust Agreement of Joseph L. Bandlow, Jr. and Sherrill P. Bandlow dated July 1, 2014 by deed from Joseph L. Bandlow, Jr. and Sherrill P. Bandlow, dated July 1, 2014, of record in Instrument No. 20140707-0059289, said Register's Office.

Being also known as 4 Middleton Park Lane, Nashville, TN 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Joseph L. Bandlow, Jr. and/or Sherrill P. Bandlow, Trustees of The Joseph & Sherrill Bandlow Living Trust, established by the Revocable Trust Agreement of Joseph L. Bandlow, Jr. and Sherrill P. Bandlow dated July 1, 2014

BY:_____
Joseph L. Bandlow, Jr., Trustee

BY: Sherrill P Bandlow
Sherrill P. Bandlow, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Joseph L. Bandlow, Jr. and Sherrill P. Bandlow** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Trustees** of **The Joseph & Sherrill Bandlow Living Trust, established by the Revocable Trust Agreement of Joseph L. Bandlow, Jr. and Sherrill P. Bandlow dated July 1, 2014.**

Witness my hand and official seal this 16 day of February, 2026.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Benjamin & Alyson Stevens
Address: 4 Middleton Park Lane
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 157-08A-031.00