Karen Johnson Davidson County
Batch# 1378739 DEEDWARR
02/10/2026 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260210-0010156

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $415,000.00

Affiant

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

Notary Public
My commission expires: 2/13/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

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:
Amplified Investments, LLC		**08416018900**
Sheri Lozano Sole MBMR 1325 SW ORINDA WAY PORTLAND, OR 97225		

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,

Kathy Stafford, an unmarried woman

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

Amplified Investments, LLC

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. 61, Re-Subdivision of Lot 8A of the Re-Subdivision of 8A & BB (Nob Hill) & Re-Subdivision of Lot 61, Lincoya Hills, of record in Book 8250, Page 223, 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 Kathy Stafford, by Quitclaim Deed from Kathy Stafford, dated June 10, 2022, of record in Instrument No. 20220613-0067026, as corrected by Corrected Quitclaim Deed in Instrument No. 20220708-0078710, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David S Stafford and wife, Kathy J Stafford, by Quitclaim Deed from David S Stafford, dated January 24, 2003, of record in Instrument No. 20030130-0012992, in the Register's Office for Davidson County, Tennessee. David S Stafford died May 20, 2019, leaving Kathy J Stafford as the sole surviving tenant.

Further being the same property conveyed to David S Stafford, married, by Warranty Deed from Mary Martha Seymore, a widow, dated February 26, 1998, of record in Book 10820, Page 918, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 2809 Lincoya Dr, Nashville, TN 37214.

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.

Kathy Stafford Date: 2/4/26

Kathy Stafford

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kathy Stafford, 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 4th day of February 2026.

NOTARY PUBLIC

My Commission Expires: 5/8/29

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

Certificate of Authenticity

I, Mark Blaylock, 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 2/4/26.

Date

Affiant Signature

2/4/26

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 4th day of February, 2026

Notary's Signature

My Commission Expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary's Seal (if on paper)