Name and Address of New Owner:
Kathy J. Stafford
2718 Mckeige Drive
Nashville, TN 37214

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1378834 DEEDWARR
02/10/2026 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260210-0010280

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 096-09-0-106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeff Brown, and Matthew Cannata, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kathy J. Stafford, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22, on the plan of Perry Heights, as of record in Book 2900, Page 18, said Register's Office, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeff Brown and Matt Cannata, by Warranty Deed dated October 15, 2025 from Felicia White, recorded October 21, 2025 in Instrument No. 20251021-0083710 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of February, 2026.

(SEAL)
Jeff Brown, by Dellana Lowhorn, his attorney-in-fact

(SEAL)
Matthew Cannata, by Dellana Lowhorn, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Dellana Lowhorn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Jeff Brown and Matthew Cannata, the within named bargainor, and she as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the names of Jeff Brown and Matthew Cannata by herself as Attorney in Fact.

Witness my hand, this 6th day of February, 2026.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

REGINA V SULLO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 6-9-2026

Sworn to and subscribed before me this 6th day of February, 2026.

Notary Public
My commission expires: _____
File No. 2026-8715-RS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/6/24 (date of document)

Affiant Signature

2/6/24

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 6 day of Feb., 20 24

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

