Karen Johnson Davidson County
Batch# 1380809 DEEDWARR
02/13/2026 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $5,291.00
20260213-0011849

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,430,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH** DAY OF **JANUARY, 2026.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAREN MILLER	New Owner	**103-01-2C-002.00 CO**
(NAME) **6036 HILL CIRCLE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STONEHOUSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN MILLER,** a single individual, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR 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 "B" on the plan of 6034 Hill Circle Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 6034 Hill Circle Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220207-0013565, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to CLIFFORD CRAIG SIMPSON, by deed from DWAYNE H. SMITH, of record in Instrument No. 20161026-0113095, dated October 21, 2016, said Register's Office.

Being a portion of the same property conveyed to STONEHOUSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from CLIFFORD CRAIG SIMPSON, of record in Instrument No. 20201112-0133718, dated November 12, 2020, said Register's Office.

This conveyance is subject to Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 20240222-0012241; Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20241120-0090701; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens of record in Instrument No. 20220207-0013565; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6036 HILL CIRCLE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 hand this 30th day of January, 2026.

STONEHOUSE CONSTRUCTION, LLC
A Tennessee Limited Liability Company

Douglas M. Simpson, Chairman & President

By: Douglas M. Simpson, Chairman & President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DOUGLAS M. SIMPSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chairman and President of **Stonehouse Construction, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Chairman and President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Stonehouse Construction, LLC,** by himself as such Chairman and President.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 2026.

My Commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public

Certificate of Authenticity

I, Lacey Chumley, 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 30, 2026.

Date

Lacey Chumley

Affiant Signature

February 13, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of February, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON