Karen Johnson Davidson County
Batch# 1382646 DEEDWARR
02/18/2026 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260218-0013020

| | |
|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 202611091<br><br>**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 **$420,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 13th day of February 2026.<br><br>Notary Public<br>My Commission Expires: |

ALEJANDRA HOLT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

# WARRANTY DEED

**THIS INDENTURE**, made this 13th day of February 2026, among:

**BRITTANY SEVER STONE, TRUSTEE OF THE BRITTANY SEVER STONE TRUST U/A DATED SEPTEMBER 2, 2021**

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

**AND**

**DENISE PETTIE AND DONALD PETTIE, WIFE AND HUSBAND**

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 the northerly 90 feet of Lots Nos. 262 and 263 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.**

**Said parts of Lots Nos. 262 and 263 fronts 90 feet on the westerly side of South 17th Street and runs back between parallel lines with the southerly margin of an alley, 100 feet to Lot No. 264.**

**Being the same property conveyed to Brittany Sever by deed from Paul D. Fink and Jerry D. Rogers, as joint tenants with right of survivorship, dated April 27, 2017, of record in Instrument No. 20170501-0042406, Register's Office for Davidson County, Tennessee. The property was further conveyed to Brittany Sever Stone, Trustee of the Brittany Sever Stone Trust U/A dated September 2, 2021 by deed from Brittany Sever Stone, married, dated September 2, 2021, of record in Instrument No. 20210908-0120061, said Register's Office.**

**Being also known as 606 South 17th Street, Nashville, TN 37206.**

**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.

**Brittany Sever Stone, Trustee of the Brittany Sever Stone Trust U/A dated September 2, 2021**

**BY:** Brittany Sever Stone
**Brittany Sever Stone, Trustee**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Brittany Sever Stone, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Trustee of the Brittany Sever Stone Trust U/A dated September 2, 2021 and that as Trustee she is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that she executed the within instrument for the purposes therein contained.**

**Witness my hand and official seal this** 13 **day of February, 2026.**

**Notary Public**
**My Commission Expires:** _____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2029

**Owner Name & Property Address:**

Name: Denise Pettie and Donald Pettie
Address: 606 South 17th Street
City, State, Zip: Nashville, TN 37206

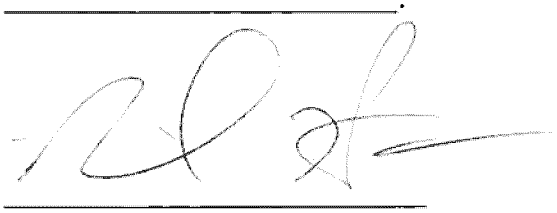
**Responsible Party For Taxes:**

Name: Pennymac Loan Services
Address: 9009 Corporate Lake Drive
City, State, Zip: Tampa, FL 33634

**Tax ID: 094-02-025.00**

**Certificate of Authenticity**

I, Nick Harris, 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 2/13/26.



Affiant Signature

2/13/26

Date

State of Tennessee

County of Williamson

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



Notary's Signature

My Commission Expires: 3/9/27

Date

