Karen Johnson Davidson County
Batch# 1382738 DEEDWARR
02/19/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260219-0013162

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-37007-26

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,999 00

Emelle Ballitt
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2026

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy Sellers and Nathan Sellers 357 Wauford Drive Nashville, TN 37211	Same address as new owner	147-05-0-033.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED NINETY NINE THOUSAND NINE HUNDRED NINETY NINE AND 00/100 Dollars ($599,999.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CLAYTON STROOP AND WIFE, KATHLEEN MAXWELL STROOP (FORMERLY KNOWN AS LAURA MAXWELL)**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOY SELLERS AND NATHAN MITCHELL SELLERS, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 530 on the Plan of Section Eight Caldwell Hall, of record in Book 3106, Page 39, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Laura Maxwell, an unmarried woman and Clayton Stroop, an unmarried man, from Jacob C. DeWeerth and Jessica DeWeerth, husband and wife, by Warranty Deed dated June 29, 2018, and recorded July 5, 2018, in Instrument Number 20180705-0065198, said Register's Office. Clayton Stroop and Laura Maxwell subsequently married, and Laura Maxwell is now known as Kathleen Maxwell Stroop.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 357 Wauford Drive, Nashville, TN 37211

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 17 day of February, 2026

GRANTOR(S)

Clayton Stroop

Kathleen Maxwell Stroop f/k/a Laura Kathleen Maxwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Clayton Stroop and Kathleen Maxwell Stroop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of February, 2026.

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

Denise Delozier
Printed Notary Name

My commission expires: July 25, 2029

Certificate of Authenticity

I Addie Dilworth, 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 **February 17, 2026**.

Date

Affiant Signature

02/19/2026
Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **19th** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: 5·24·28
Date

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Seal (if on paper)