Karen Johnson Davidson County
Batch# 1386542 DEEDWARR
02/27/2026 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20260227-0015703

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611067 **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 **$980,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 25th day of February 2026. Notary Public My Commission Expires: 11/14/2028

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

WARRANTY DEED

THIS INDENTURE, made this 25th day of February 2026, among:

JORDAN RILEY AND LEANNE PEARSON, HUSBAND AND WIFE

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

AND

STEPHEN A. FIELD AND CARLY J. FIELD, HUSBAND AND WIFE

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 Lot No. 19 on the Plan of Williamsburg at Brentwood, Section Two, of record in Plat Book 9700, page 692, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordan Riley and Leanne Pearson, husband and wife by deed from Rebecca J. Byrd, widowed, dated December 12, 2022, of record in Instrument No. 20221213-0129389, Register's Office for Davidson County, Tennessee.

Being also known as 5709 Portsmouth Place, Brentwood, TN 37027.

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.

Jordan Riley

Leanne Pearson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jordan Riley and Leanne Pearson, the within named bargainor(s), 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 official seal this 25 day of February 2026.

Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-07-2028

Owner Name & Property Address:

Name: Stephen A. Field and Carly J. Field
Address: 5709 Portsmouth Place
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: New owner
Address: _____
City, State, Zip: _____

Tax ID: 171-08C-019.00

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2/25/2026.

Date

Affiant Signature

2/25/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of February, 2026

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CAROLINE SEVIER HALE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 05.27.2028