Karen Johnson Davidson County
Batch# 1388144 DEEDWARR
03/04/2026 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260304-0017382

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-8217-AJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2026.

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 4/7/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexys D. Haskins 1516 Mirabella Way Murfreesboro, TN 37130	CrossCountry Mortgage LLC 2160 Superior Avenue Cleveland, OH 44114	181 15 0A 080.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Christine L. Stoudt, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Alexys D. Haskins, a single woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 80, SOUTHPOINT SP, PHASE 1, as shown on Plat of record in Plat Instrument No. 20191015-0105617, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christine L. Stoudt, an unmarried woman, by Special Warranty Deed from SouthPoint of TN, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210722-0098441, in the Register's Office of Davidson County, Tennessee, dated July 15, 2021 and recorded on July 22, 2021.

This is ☑ improved or ☐ unimproved property located at: **622 Thetford Alley, Brentwood, TN 37027**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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, unless otherwise herein set out; and I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2026

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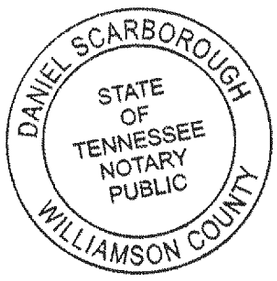
GRANTOR:

Christine L. Stoudt

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christine L. Stoudt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

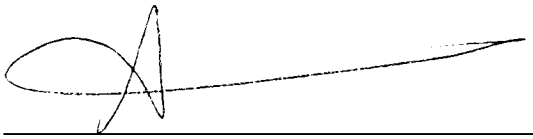
WITNESS my hand and seal at office this 3rd day of March, 2026.



Notary Public
My Commission expires: 1/7/30

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 3/2/26.



Affiant Signature

3/4/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3/4/26.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal