Karen Johnson Davidson County
Batch# 1388517 DEEDWARR
03/04/2026 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20260304-0017493

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Rutherford The actual consideration or value, whichever is greater, for this transfer is $455,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of March, 2026. Notary Public My commission expires: 05/24/2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel Jeffries Devonne Stowers	New Owner	051-02-0B-005.00-CO
2206 Chadwell Station Ln		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TRISTAR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL JEFFRIES AND DEVONNE STOWERS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 5, Chadwell Station, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Chadwell Station Lane, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 202108240014289; as amended in Instrument No. 202109100121432; and Instrument No. 202110050133857, 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 Christopher Michael Francescon by Warranty deed from Due West Towers, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200622-0067098 Register's Office for Davidson County, Tennessee, dated June 19, 2020 and recorded on June 22, 2020.

Being a portion of the same property conveyed to TriStar Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Christopher Michael Francescon of record in Instrument No. 20210624-0086101 Register's Office for Davidson County, Tennessee, dated June 24, 2021 and recorded on June 24, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2206 Chadwell Station Ln, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of March, 2026.

TriStar Properties LLC, a Tennessee Limited Liability Company

By: _____
Joey Northern, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joey Northern, 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 Authorized Member of TriStar Properties LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of March, 2026.

_____
Notary Public

My Commission Expires: 9/3/2029



Tennessee Certification of Electronic Document

I, **Bethany Shipley**, 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 03/02/2026 (date of document).

Bethany Shipley
Affiant Signature

03/02/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of March, 2026.

Audra A Cross
Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (if on paper)

