Karen Johnson Davidson County
Batch# 1389420 DEEDWARR
03/06/2026 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260306-0018238

WARRANTY DEED

File No. BC-26-327

CAROLYN CURD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 1/14/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelsey Stewart and Dallas Wright	InterLink Mktg Svcs.	
(NAME) 1131 McAlpine Ave	(NAME) 5875 N. Sam Houston #300	061-11-0-256.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Houston TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CYNTHIA LEE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELSEY J. STEWART AND DALLAS C. WRIGHT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE, 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 part of Lot No. 7 on the Plan of Kennedy and Graves Plan of Monte Vista, of record in Book 421, Page 143, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 60 Feet on McAlpine Avenue and runs back between Parallel lines 175 Feet to a dead line, said part of Lot No. 7 being Parallel to and Fifty Feet East of the Common Line between Lots Nos. 5 and 7 on said Plan of Monte Vista.

Being the same property conveyed to Cynthia Lee, unmarried by Warranty Deed from Macey Nosbisch, a Single Woman of record in Book Instrument No. 20220705-0077329, Register's Office for Davidson County, Tennessee, dated June 28, 2022 and recorded on July 05, 2022.

This is property more commonly known as 1131 McAlpine Ave, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my hand this 6th day of March, 2026.

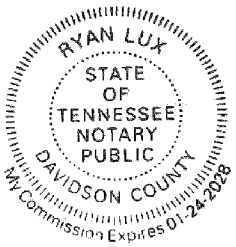
Cynthia Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2026, before me personally appeared Cynthia Lee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of March, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, Yvette Meldrum, 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 3/6, 2026

3/6/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 6TH day of March, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY