This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1390696 DEEDWARR
03/10/2026 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20260310-0018940

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $160,000.00

Affiant
Signature

Subscribed and sworn to before me on this the 9 Day of Mar, 26.

Notary Public
My Commission expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Shannon Springsteen and David Springsteen
1709 Stonewater Dr
Hermitage, TN 37076

SEND TAX BILLS TO:
Shannon Springsteen and David Springsteen
1709 Stonewater Dr
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 136030C07700CO

WARRANTY DEED
26NT00456

Effective the 9 Day of Mar, 26 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Spartan Properties LLC, a Michigan limited liability company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Shannon Springsteen and David Springsteen, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN DOCUMENT NUMBER 20070525-0062581 AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 27, LOT NO. 14, ON THE PLAN OF HERITAGE VILLAGE OF PRIEST LAKE PARK, SECTION 2, AS SHOWN IN THE AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 5459 PAGE 679 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SUBJECT TO ANY AND ALL MATTERS AS SHOWN ON THE PLAN OF HERITAGE VILLAGE OF PRIEST LAKE PARK, SECTION 2, OF RECORD IN BOOK 5200 PAGE 106 AND AS SHOWN IN THE AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 5459, PAGE 679 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND TO RESTRICTIONS, CONDITIONS, COVENANTS, AND/OR BYLAWS OF RECORD AGAINST SAID PROPERTY WHICH ARE IN SAID REGISTER'S OFFICE; ESPECIALLY TO BOOK 5097 PAGE 855, AS AMENDED IN BOOK 5192 PAGE 243, BOOK 5292 PAGE 747, BOOK 5292 PAGE 749, BOOK 5459 PAGE 679 AND IN INSTRUMENT NO. 20140314-0021490 SAID REGISTER'S OFFICE.

Being the same property conveyed to Spartan Properties LLC, by Trustee's Deed dated 11/05/2025 and recorded 11/12/2025 in Instrument No. 20251112-0090096, Register's Office of said County.

Being the same property conveyed to Carolyn Garlits, unmarried from Fred Max Matheny, by Warranty Deed dated 05/24/2007 and recorded 05/25/2007 in Instrument No. 20070525-0062581, Register's Office of said County.

This is an improved property commonly known as: 3700 Colonial Heritage Drive, Nashville, TN 37217

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the _____ day of _____, _____

Spartan Property, LLC

DIGITALLY SIGNED 03/09/2026 05:15 PM CDT

BY: Brent Wheeler, Sole Member

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Brent Wheeler,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr.

DIGITALLY SIGNED 03/09/2026 05:22 PM CDT

Notary Public

My Commission expires: _____/_____/ _____

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, Justin Foster 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 3-9-26 (date of document).

Affiant Signature

3-9-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 of Mar, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027