Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1392508
03/13/2026 09:05:50 AM
Fees: $13.00 Taxes: $2,035.00

Davidson County
DEEDWARR
2 pgs

20260313-0020002

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260353579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is: $550,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of March, 2026.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colleen Long 241 Hearthstone Manor Lane Brentwood TN 37027	New Owner	Tax Parcel ID No. 160 15 0A 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie J. Watkins, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colleen Long, unmarried**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 44, on the Plan of HEARTHSTONE MANOR, PHASE IV, a Planned Unit Development, which is of record in the Register's Office for Davidson County, Tennessee, in Plat Book 6250, Page 990, reference to which is hereby made for a more detailed description of said property.

Being the same property conveyed to Stephanie J. Watkins, by Executor's Quitclaim Deed from John A. McPeak Executor of the Estate of Betty Jane McPeak (also known as Betty McPeak Ellsworth), of record in Instrument No. 20240826-0065313, in the Register's Office of Davidson County, Tennessee, dated August 21, 2024 and recorded on August 26, 2024.

Being the same property conveyed to Betty McPeak Ellsworth Also Known As Betty Jane McPeak, by Deed of Partition from Lucius F. Ellsworth and Betty M. Ellsworth, husband and wife, of record in Book 8783, Page 605, in the Register's Office of Davidson County, Tennessee, dated December 05, 1991 and recorded on November 11, 1992.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HEARTHSTONE MANOR, PHASE IV, as recorded in Plat Book 6250, Page(s) 990.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HEARTHSTONE MANOR, A PART OF HEARTHSTONE P.U.D, as recorded in Plat Book 6200, Page 144 and Plat Book 6200, Page 642.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6424, Page 839, as amended in Book 6582, Page 154; Book 6600, Page 3; Book 6884, Page 251; Book 6916, Page 230, re-recorded in Book 7393, Page 749, further amended in Book 7398, Page 907; Book 7403, Page 563; Book 11404, Page 149 and Instrument No. 20060510-0054690 and Amended and Restated By-Laws recorded in Book 7403, Page 568 as amended in Instrument No. 20080624-0064983.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Deed Book 107, Page 431 (Documents to follow) and Deed Book 203, Page 742 (Documents to follow).

Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 5409, Page 485.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11651, Page 270.

Charter for Hearthstone Manor Home Owners Association, Inc. recorded in Book 6437, Page 852 as amended in Book 7679, Page 16 and Book 7769, Page 494.

Common Open Space Deed recorded in Book 7393, Page 746.

Rules and Regulations recorded in Book 11749, Page 481.

This is improved property located at 241 Hearthstone Manor Lane Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of March, 2026.

Stephanie J. Watkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie J. Watkins, 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, at office, this 12th day of March, 2026.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029