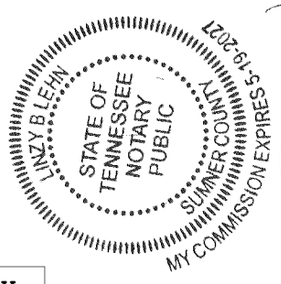
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $430,000.00.

Affiant



Subscribed and sworn before me this the 19th day of March, 2026.

Notary Public
My commission expires: 5/19/2027

Karen Johnson Davidson County
Batch# 1394290 DEEDWARR
03/18/2026 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260318-0021690

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christianna Stevenson 3525 Chandler Cove Way Antioch, TN 37013	SAME AS OWNER	173-16-0A 240.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIE A. FIELDS, A SINGLE WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CHRISTIANNA STEVENSON, AN UNMARRIED WOMAN** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 145 on the Final Plat of Hidden Creek, Phase 3, Section 2, as of record in Plat Instrument No. 20050714-0081683, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Julie A. Fields, by deed dated 09/19/2008, from Pattye B. Fields, of record in Instrument No. 20080924-0097324, Register's Office for said County.

Also being the same property conveyed to Julie A. Fields and Pattye B. Fields, as joint tenants with rights of survivorship, by deed dated 05/11/2006, from Beazer Homes Corp., of record in Instrument No. 20060525-0061794, as re-recorded to correct the legal description in Instrument No. 20060816-0100979, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3525 Chandler Cove Way, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the ~~19~~ 18th day of March, 2026.

Julie A. Fields

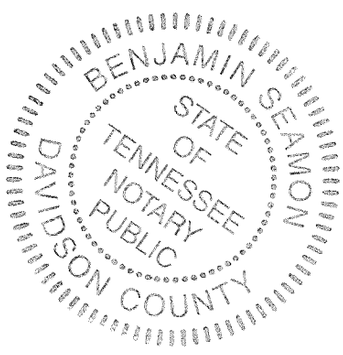
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julie A. Fields, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~19~~ 18th day of March, 2026.

My commission expires: 9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **03/19/2026** (**date of document**).

Affiant Signature

03/19/2026
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
19th day of
March, 2026

Notary's Signature
My Commission Expires:

