THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353578**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Montgomery (AS) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 26th day of March, 2026. Notary Public My Commission Expires: 9/13/2028

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1398690 DEEDWARR
03/27/2026 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20260327-0024674

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frederic Stott and Mary Stott 712 Kelsey Court Antioch TN 37013	New Owner	Tax Parcel ID No. 173 11 0A 065.00

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, **Robert Berryman and Catherine Berryman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frederic Stott and Mary Stott, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 44, as shown on the map entitled SECTION TWO, STANFORD VILLAGE, of record in Plat Instrument Number 20010226-0017614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Catherine Berryman and Robert Berryman, wife and husband, by Warranty Deed from Patrick W. Merritt and Mary Beth Merritt, husband and wife, of record in Instrument No. 20180830-0086066, in the Register's Office of Davidson County, Tennessee, dated August 28, 2018 and recorded on August 30, 2018.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, STANFORD VILLAGE, as recorded in Instrument No. 20010226-0017614. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000203-0011283 and Amended and Restated in Instrument No. 20000228-0019107, as amended in Instrument Nos. 20000301-0020280 and 20041108-0134204 and as supplemented in Instrument Nos. 20010319-0026310 and 20020123-0009420.

Agreement Regarding Use of Property for Flood Plain Calculations as set forth in instrument recorded in Book 11493, Page 254.

Charter for Stanford Village Homeowners Association, Inc., recorded in Instrument No. 20000217-0016310.

Bylaws for Stanford Village Homeowners Association, Inc., recorded in Instrument No. 20000217-0016311.

This is improved property located at 712 Kelsey Court Antioch TN 37013

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 24th day of March, 2026.

Robert Berryman

Catherine Berryman

STATE OF Connecticut)
COUNTY OF Tolland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Berryman and Catherine Berryman, 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 24th day of March, 2026.

Notary Public Sabrina Sehl
My Commission Expires: 10.31.26

SABRINA SEHL
Notary Public
Connecticut
My Commission Expires Oct 31, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 3/24/2026.

Affiant Signature – Joshua A. Terry

3/27/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/27/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27