THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE, COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue, Ste 540 Nashville, TN 37203 P26-9413-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,980,000.00. Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 2026. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1398765 DEEDWARR
03/30/2026 09:00:53 AM 2 pgs
Fees: $13.00 Taxes: $7,326.00
20260330-0024768

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew Stewart and Mary Mandel	**SAME AS NEW OWNER**	
511 Neilwood Drive		115-14-0-021.00
Nashville, TN 37205		
(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, WE,

Alexander Kyle Trent, married,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Stewart and Mary Mandel, husband and wife,

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 722 on the Plan of West Meade Farms Inc., Section VII of record in Plat Book 2331, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexander Kyle Trent, an unmarried man by Warranty Deed from Joseph A. Barwick and Nina A. Walker Barwick, husband and wife of record in Instrument No. 20201020-0122127 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 20, 2020.

The said Alexander Kyle Trent having since married. Lauren Trent joins in this conveyancy to convey any interest she may have in the subject property as the spouse of Alexander Kyle Trent.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **511 Neilwood Dive, Nashville, TN 37205**

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 our hands this the 27 day of March, 2026.

Alexander Kyle Trent

Lauren Trent

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alexander Kyle Trent and Lauren Trent,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of March, 2026.

My Commission expires: 10/8/2027

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203