Warranty Deed

Karen Johnson Davidson County Batch# 1398957 DEEDWARR 03/30/2026 11:59:30 AM 3 pgs Fees: $18.00 Taxes: $1,476.30 20260330-0024990	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $399,000.00. Affiant Subscribed and sworn to before me, this the 30th day of March, 2026. Notary Public My commission expires: 1/22/2027

STATE OF TENNESSEE NOTARY PUBLIC CORRIVEAU DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Teresa Lyttle	FirstBank	052-12-0-015.00
705 River Pass	722 Columbia Avenue	
Madison, TN 37115	Franklin, TN, 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KENNETH BLAKE STUCK, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERESA LYTTLE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 5, on the Plan of Marlin Meadows, Section No. 3, as shown by plat and survey of record in Plat Book 2133, page 26, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kenneth Blake Stuck, a single man by Warranty Deed from Brenda K. Sykes, unmarried of record in Instrument No. 20200320-0030724 Register's Office for Davidson County, Tennessee, dated March 18, 2020 and recorded on March 20, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 705 River Pass, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of March, 2026.

Kenneth Blake Stuck

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth Blake Stuck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9-15-28

GRACE A REICHARD
Notary Public
State of Ohio
My Comm. Expires
September 15, 2028

Michelle Theresa Favulli, spouse of Kenneth Blake Stuck, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Michelle Theresa Favulli

GRACE A REICHARD
Notary Public
State of Ohio
My Comm. Expires
September 15, 2028

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michelle Theresa Favulli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9-15-28

GRACE A REICHARD
Notary Public
State of Ohio
My Comm. Expires
September 15, 2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 30, 2026** .

Affiant Signature

03/30/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 30, 2026** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

