WARRANTY DEED

Karen Johnson
Batch # 1401411
04/02/2026 02:03:13 PM
Fees: $18.00 Taxes: $2,343.95
Davidson County
DEEDWARR
3 pgs
20260402-0026678

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $633,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

G-ORE-26-901

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Luke Kevin Schlabach and Sarah Elizabeth Jordan	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
901 Willow Oak Court	**408 Highway 76**	**156-01-0C-052.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NOBLE ALEXANDER HALLIBURTON AND KALYN LEE HEASLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUKE KEVIN SCHLABACH, A SINGLE MAN, AND SARAH ELIZABETH JORDAN, A SINGLE WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 52 on the Plan of East Colony at Riverbend of record in Plat Book 7900, Page 4, as amended in Book 7900 Page 733 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 Noble Alexander Halliburton and Kalyn Lee Heasley, husband and wife by Warranty Deed from Steven H. Law, And Dolores S. Law, Husband And Wife of record in Instrument No. 20220907-0100432 Register's Office for Davidson County, Tennessee, dated September 01, 2022 and recorded on September 07, 2022.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 4 and as amended in Book 7900, Page 733, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7199, Page 119, as amended in Book 7781, Page 645, Book 9792, Page 20, Book 9792, Page 24, Book 5354, Page 765, Book 5403, Page 5, Book 6851, Page 370, and Book 6982, Page 747, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 8748, Page 816, and Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of the South Colony at Riverbend Homeowner's Association of record in Book 8748, Page 817, in the Register's Office for Davidson County, Tennessee.
- Easement granted to the Electric Power Board of record in Book 3959, Page 595, and Book 1163, Page 342, in the Register's Office for Davidson County, Tennessee.
- Deed for Open Space to HOA of record in Book 7907, Page 116, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **901 Willow Oak Court, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF APRIL, 2026.

Noble Alexander Halliburton

Noble Alexander Halliburton

Kalyn Lee Heasley

Kalyn Lee Heasley

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 1st of April, 2026.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 1st of April, 2026.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** 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 04/01/26.

Affiant Signature April 2, 2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 2nd day of April, 2026.

Notary's Signature

