This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25412-DJ

Karen Johnson Davidson County
Batch# 1402177 DEEDWARR
04/06/2026 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260406-0027400

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

ADDALITA STEPHENS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Subscribed and sworn to before me, this the 30th day of March, 2026.

Notary Public
My Commission Expires: 9/13/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ethan Memming and Melissa Plohr-Memming 3253 Trails End Lane Nashville TN 37214	New Owner	108-12-0-163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Chad Michael Stephens and Jenny Desiree-Cinque Stephens, Co-Trustees of The Stephens Family Trust, U/A dated June 21, 2021**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ethan Memming, a single man, and Melissa Plohr-Memming, a married woman, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davison County, Tennessee, being all of Lot No. 18-B, Section One, Trailwood, Zone Lot Division, Lots 12, 13, 16, 17 & 18, according to survey and plat of same appearing of record in Book 5210, page 351; as amended in Book 6250, page 140, 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 The Stephens Family Trust by Quitclaim Deed from Jenny D. Stephens and Chad M. Stephens, dated September 10, 2021, recorded October 1, 2021, of record in Instrument No. 20211001-0132380, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3253 Trails End Lane, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 26 day of March, 2026.

GRANTOR:

The Stephens Family Trust dated June 21, 2021

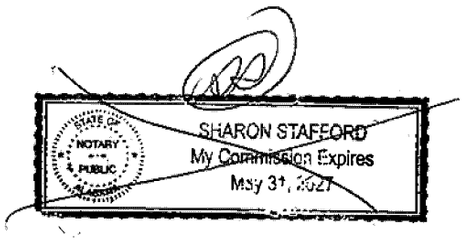
By: _____ Trustee
Chad Michael Stephens, Trustee

By: _____ Trustee
Jenny Desiree-Cinque Stephens, Trustee

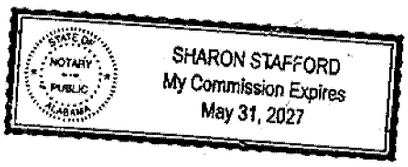
STATE OF ALABAMA
COUNTY OF BALDWIN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chad Michael Stephens, Trustee and Jenny Desiree-Cinque Stephens, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of The Stephens Family Trust, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of March, 2026.



Sharon Stafford
Notary Public
My Commission expires: 05-31-2027



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 3/26/2026.

Affiant Signature – Joshua A. Terry

3/31/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/31/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON