Karen Johnson Davidson County
Batch# 1402779 DEEDWARR
04/07/2026 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20260407-0028116

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this 6 day of April, 2026.

Notary Public **Affiant**
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Ashley Noel Martin **2602 River Meade Way** **Nashville, TN 37214**	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226	**052-13-0B-358.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julia A. Vanderlinde and Sarah A. Vanderlinde, minors by and through Court-Appointed Guardian, Alexander Vanderlinde, as the sole heirs-at-law of Stefanie Jean May**, the Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto the said **Ashley Noel Martin, an unmarried woman**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 38 on the Plan of River Glen Phase 7, of record in Instrument Number 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument Number 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stefanie May, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20041118-0138343 Register's Office for Davidson County, Tennessee, dated November 12, 2004 and recorded on November 18, 2004.

Said Stefanie May a/k/a Stefanie Jean May having died intestate on or about April 11, 2025, leaving Sarah A. Vanderlinde and Julia A. Vanderlinde, both minors, as her sole heirs at law.

See Affidavit of Heirship of record in Instrument No. 202604070028114, said Register's Office for Davidson County, Tennessee.

Alexander Vanderlinde was appointed Guardian of the minors' property in the Sumner Chancery Court (Probate Divison) at Gallatin, Tennessee under Docket No. 25PR-505, and granted authority to convey the interest of minors, Sarah A. Vanderlinde and Julia A. Vanderlinde and execute this Instrument on behalf of said minors as Guardian by Court Order. For further reference, see Certified Order Approving Sale of Real Property of record in Instrument No. 202604070028115, said Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 2602 River Meade Way, Nashville, TN 37214

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 6th day of April, 2026.



Alexander Vanderlinde, Guardian for
Julia A. Vanderlinde and Sarah A. Vanderlinde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MARY Birthright, a Notary Public in and for said County and State, **Alexander Vanderlinde, Guardian of Sarah A. Vanderlinde and Julia A. Vanderlinde,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that such person is the court ordered Guardian under Docket No. 25PR-505 in the Sumner County Chancery Court of Tennessee (Probate Division) of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Goodlettsville, Tennessee this the 6th day of April, 2026.

Mary Birthright
NOTARY PUBLIC
My Commission Expires: 3-9-2027

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Denise Woods,** 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 this the 6 day of April, 2026.

Affiant Signature
Date 4-6-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires 08-10-2027