WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2026.

Notary Public

COMMISSION EXPIRES: 11/26/2028

S. NIXON PRESSLEY TENNESSEE NOTARY PUBLIC My Comm Exp. November 26, 2028 COUNTY OF WILSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1403229 DEEDWARR
04/08/2026 09:14:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20260408-0028201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Debra A. Rohrer	NEW OWNER	097-08-0A-121-00
(NAME)	(NAME)	
314 Lake Chateau Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Kurt Lon Stewart, a married man, Kevin Lee Stewart, a married man, and Kari Lynn Stewart Wright, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debra A. Rohrer, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit W-1 in Davidson County, Tennessee. Described as follows: Unit No. W-1, in a Horizontal Property Regime as shown on the condominium silt, plan of Lake Chateau Condominiums, Phase III, Section II, as of record in Book 6250, Pages 607 through 610, as amended and corrected in Book 7025, Page 380; Book 7367, Page 272 and Book 11012, Page 495, Register's Office for Davidson County. Tennessee.

Being the same property conveyed to HERBERT M. STEWART AND WIFE, SHIRLEY W. STEWART, by Deed from HARRIET WENSEL, AN UNMARRIED PERSON, of record in Instrument No. 20021008-0122794, dated October 03, 2002, recorded October 08, 2002, register's Office Davidson County, Tennessee. The said Herbert M. Stewart having since died on December 21, 2016 leaving the said Shirley W. Stewart (a/k/a Shirley Ann Stewart) as the sole owner as surviving tenant by the entirety. The said Shirley W. Stewart (also known as Shirley Ann Stewart) ("Decedent") having since died on November 21, 2024, intestate pursuant to the documents referenced hereinafter, leaving Kari Lynn Stewart Wright, Kevin Lee Stewart, and Kurt Lon Stewart, her surviving adult children, as her sole heirs at law. See Affidavit of Heirship of record in Instrument No. 20260406-0026878 in the Register's Office for Davidson County, Tennessee. Also see Memorandum of Agreement in Instrument No. 20260406-0026879 in said Register's Office.

The property conveyed herein is not the place of residence for the Grantor(s) or their spouse(s).

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 314 Lake Chateau Drive (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

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, her heirs. successors and assigns forever; and we do covenant with the said GRANTEE 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, her heirs, successors 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 31st day of March, 2026.

Kari Lynn Stewart Wright, Grantor

Kevin Lee Stewart, Grantor

Kurt Lon Stewart, Grantor

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kari Lynn Stewart Wright, Kevin Lee Stewart, and Kurt Lon Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2026.

Commission Expires: 11/26/2028

NOTARY PUBLIC

NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

Certificate of Authenticity

I, Anthony N. Greco, 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 the 31st day of March, 2026.

Anthony N. Greco, Affiant — March 31, 2026 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 31st day of March, 2026.

Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT, III
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027