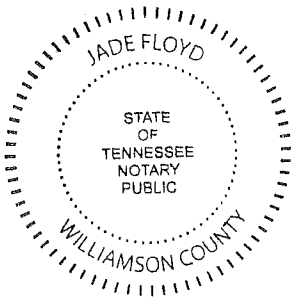
Karen Johnson Davidson County
Batch# 1403795 DEEDWARR
04/09/2026 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260409-0028938

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

B. Cortez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2026.

Jade Floyd
Notary Public

MY COMMISSION EXPIRES: 05/16/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0244

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Khandice Alexander	Khandice Alexander	135-12-0E-242.00-CO
(NAME)	(NAME)	
2484 Nashboro Blvd.	2484 Nashboro Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety Thousand And No/100 Dollars ($290,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TOCCORA P. STEWART, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KHANDICE ALEXANDER, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 242, on the Plan of Phase Two, Nashboro Village Tract No. 21 of record in Book 4660, page 159, as amended by Instrument Number 20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro - Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Toccora P. Stewart by Warranty Deed from HSBC Bank USA, National Association, as trustee (the "Trustee") of J. P. Morgan Alternative Loan Trust 2006-A5 (the "Trust") of record in Instrument No. 20101223-0102006, Register's Office for Davidson County, Tennessee, dated November 10, 2010 and recorded on December 23, 2010.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☐ property, known as 2484 Nashboro Blvd., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (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 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. 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 8th day of April, 2026.

Toccora P. Stewart

Toccora P. Stewart

STATE OF TN
COUNTY OF Williamson

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

Witness my hand and official seal at office, this 8th day of April, 2026.

Notary Public
My commission expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 April 8, 2026.

Affiant Signature

April 8, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 05/16/29

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY