Karen Johnson Davidson County
Batch# 1404843 DEEDWARR
04/13/2026 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20260413-0029952

This Instrument Prepared By:
C. WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

WARRANTY DEED

GRANTOR: CLAIRE F. MILEY

GRANTEE: RANDAL STUTZMAN

FOR AND IN CONSIDERATION of the sum of **ONE MILLION THREE HUNDRED THOUSAND AND 00/100 AND ($1,300,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **CLAIRE F. MILEY, A MARRIED WOMAN,** has bargained and sold and does hereby bargain, sell, convey, and confirm unto **RANDAL STUTZMAN AND TERESA MARIE STUTZMAN, HUSBAND AND WIFE AND EMILY INEZ STUTZMAN, A SINGLE WOMAN, AS TENANTS IN COMMON,** the following described real estate, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Lakeview Manor of record in Plat Book 2133, Page (s) 39 through 41, inclusive, 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 Claire F. Miley by Warranty Deed from Brian H. Smallwood and wife, Susan S. Smallwood of record in Book 10085, Page 859, Register's Office for Davidson County, Tennessee, dated June 13, 1996 and recorded on June 13, 1996.

JULIE WILSON joins in this instrument for the purposes of conveying any interest she may have in said proeprty by reason of her marriage to CLAIRE F. MILEY

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **Randal Stutzman, Teresa Marie Stutzman and Emily Inez Stutzman,** their heirs and assigns forever. And I do covenant with the said **Randal Stutzman, Teresa Marie Stutzman and Emily Inez Stutzman,** that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And I do further covenant and bind myself, my successors, and assigns, to warrant and forever defend title to said land to **Randal Stutzman, Teresa Marie Stutzman and Emily Inez Stutzman,** their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS ~~OUR HANDS~~ THIS 10 DAY OF April, 2026.

Claire F. Miley

Julie Wilson

Annette Scherrer STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of April, 2026 before me, personally appeared **Claire F. Miley and Julie Wilson,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

Notary Public
My Commission Expires: 1-27-29

SONDRA MOUNGEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/21/2029 MAURY COUNTY

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($1,300,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 19 day of April, 2026.

Notary Public
My Commission Expires: _____

Map/Parcel ID: 145-12-0-010.00

PROPERTY ADDRESS:1020 Norfleet Dr Nashville, TN 37220

SEND TAX BILLS TO NEW OWNER: Randal Stutzman, Teresa Marie Stutzman and Emily Inez Stutzman, 1020 Norfleet Dr Nashville, TN 37220

CERTIFICATION

I, Chase M Cosner (owner/preparer of document), 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 4-10-26 (date).

Affiant Signature

4-10-26
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 10 day of April 2026.

Notary Signature

My Commission Expires: _____

