WARRANTY DEED

Karen Johnson Davidson County
Batch # 1405718 DEEDWARR
04/15/2026 09:27:35 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20260415-0030640

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: March 5, 2030
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Maria Antoinette Glover-Wallace and Cynthia A. Wallace	First Horizon Bank	86-12-116
(NAME)	(NAME)	
104 Saddlestone Ct. S.	1 Corporate Drive, Suite 360	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lake Zurich, IL 60047	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260319

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, I/we, **Lise W. Sircy and husband, David Sircy**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Maria Antoinette Glover-Wallace and spouse, Cynthia A. Wallace**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 23 on the Final Plat Rockwood Estates of record in Inst. No. 20001013-010278, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Lisa A. Brunotts, a married person, by Warranty Deed from Universal Builders, LLC, dated 09/14/2001 and filed of record in Inst. No. 20020130-0012697, Register's Office for Davidson County, Tennessee.

Pursuant to Final Decree of Divorce of record in Docket No. 09D3567 in the Davidson County Eighth Circuit Court, Tennessee, Christopher Lynn Brunotts conveyed his interest in said property to Lisa Gail Brunotts by Quitclaim Deed dated 04/12/2010 and filed of record in Inst. No. 20100412-0027337, Register's Office for said County.

AND BEING the same property conveyed to Lise W. Sircy and husband, David Sircy by Quitclaim Deed from Lise Gail Brunotts NKA Lise W. Sircy, married, dated 06/25/2018 and filed of record in Inst. No. 20180702-0063919, Register's Office for said County.

Lisa A. Brunotts, Lisa Gail Brunotts, Lise Gail Brunotts, and Lisè W. Sircy being one and the same person.

Unimproved ☐

This is improved ☒ property, known as 104 Saddlestone Ct. S., Hermitage, TN 37076
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of April, 2026

Lise W. Sircy

David Sircy

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lise W. Sircy and David Sircy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of April, 2026.

Notary Public
My Commission Expires:

