WARRANTY DEED

LAURA DESMOND
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/20/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Phillip Sofield and Tabitha Sofield, husband and wife	CrossCountry Mortgage, LLC	76-9-A-24
(NAME)	(NAME)	
324 Compass Point	2160 Superior Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260179

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, **Daniel P. Carlton and Julie G. Carlton, husband and wife** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Phillip Sofield and Tabitha Sofield, husband and wife**, 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. 24 on the Plan of Chandler Grove, of record in Book 7900, page 796; amended in Book 7900, page 802, 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 Daniel P. Carlton and wife, Julie G. Carlton, by Warranty Deed from Zaring Homes, Inc., dated 03/07/1997 and filed of record in Book 10373, page 904, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Book 9480, page 4, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 324 Compass Point, 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.

Karen Johnson Davidson County
Batch # 1405739 DEEDWARR
04/15/2026 09:45:44 AM 2 pgs
Fees: $13.00 Taxes: $1,694.60
20260415-0030667

Witness my hand this 14th day of April, 2026

Daniel P. Carlton

Julie G. Carlton

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daniel P. Carlton and Julie G. Carlton, 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: 4/26/26

