THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260353561

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2026.

Notary Public
My Commission Expires: 1-22-29

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1405927 DEEDWARR
04/15/2026 02:35:17 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20260415-0030945

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amelia M. Stuedemann and Marcus T. Stuedemann 410 Hill Rd Nashville TN 37220	New Owner	Tax Parcel ID No. 161 09 0 059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lindsey Lictus, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amelia M. Stuedemann and Marcus T. Stuedemann, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7-A on the Plan of ZONE LOT DIVISION LOTS 7 AND 8 SECTION ONE BRENTWOOD MEADOWS of record in Plat Book 6250, Page 231, 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 Lindsey Lictus, unmarried, by Warranty Deed from Lisa G. Burns, an unmarried woman, of record in Instrument No. 20191001-0100103, in the Register's Office of Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

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 record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION LOTS 7 AND 8 SECTION ONE BRENTWOOD MEADOWS, as recorded in Plat Book 6250, Page(s) 231.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE BRENTWOOD MEADOWS, as recorded in Plat Book 5200, Page 694.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6291, Page 292.

This is improved property located at 410 Hill Rd Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 13th day of April, 2026.

Lindsey Lictus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 9th day of April, 2026.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029