Karen Johnson Davidson County
Batch# 1407592 DEEDWARR
04/17/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20260417-0031530

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Brad Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH26-11041

Address of New Owner:	Send Tax Bills to:	Tax Information:
Glenn Stewart and Brad Taylor 2208 Seven Points Circle Hermitage, TN 37076	new owner	098 13 0C 173. 00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donna Seigenthaler, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Glenn Stewart and Brad Taylor, a married couple,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 166 on the Plan of PHASE 5, SECTION 1, THE MEADOWS OF SEVEN POINTS, of record in Instrument No. 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donna Seigenthaler by Quitclaim Deed from Donna Seigenthaler, as Executor of the Estate of Mary Jane Huffines, of record in Instrument No. 20170911-0093091, Register's Office of Davidson County, Tennessee, dated September 06, 2017 and recorded September 11, 2017.

Being the same property conveyed to Mary Jane Huffines and Donna H. Seigenthaler, both unmarried, as tenants in common, by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20070709-0081526, Register's Office of Davidson County, Tennessee, dated July 03, 2007 and recorded July 09, 2007. The said Mary Jane Huffines having since died July 16, 2017 leaving a Last Will and Testament of record in Case No. 17P1317 of the Seventh Circuit Court of Davidson County, Tennessee devised all of the interest of Mary Jane Huffines in said property to Donna Seigenthaler.

Tax identification No. 098 13 0C 173.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2208 Seven Points Circle, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8th day of April, 2026

Donna Seigenthaler

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna Seigenthaler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 8th day of April, 2026.

Notary Public

My Commission Expires: 3/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Kathleen Hale McClellan, 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.

Date

Affiant Signature

4/15/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of April, 2026.

Notary's Signature

My Commission Expires: February 12th, 2030

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-12-2030