(1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1094

Karen Johnson Davidson County
Batch # 1410297 DEEDWARR
04/23/2026 09:33:02 AM 2 pgs
Fees: $13.00 Taxes: $4,218.00

Return To:
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

WARRANTY DEED

20260423-0033700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christina C. Chapman, a married woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and **convey George H. Stevens and Anne Marie Downs, Trustees of the George H. Stevens and Anne Marie Downs Trust, dated June 23, 1998, as amended**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. B on the plan of Xroads Project, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Xroads Project, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160516-0048386, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CHRISTINA C. CHAPMAN, AN UNMARRIED WOMAN, by Warranty Deed from ROBERT M. BERNSTEIN AND IRMA S. PAZ BERNSTEIN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, of record in Instrument No. 20170508-0045441, dated April 28, 2017, said Register's Office.

The undersigned, Trenton Vance, spouse of Christina C. Chapman, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 812 Clayton Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
George H. Stevens and **Anne Marie Downs, Trustees** **6602 Feather Dr.** **Huntington Beach, CA 92648**	New Owner	**118-06-0R-002.00**

WITNESS THE EXECUTION HEREOF this 21st day of April, 2026.

Christina C. Chapman **Trenton Vance**

State of Tennessee)
County of Davidson)

On this 21st day of April, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christina C. Chapman and Trenton Vance, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of ~~Davidson~~) HH
Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,140,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of April, 2026.

Notary Public

My Commission Expires: 12/17/2028

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY