WARRANTY DEED

Karen Johnson Davidson County
Batch# 1410370 DEEDWARR
04/23/2026 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20260423-0033875

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 12/19/28

(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Ditthardt Robert Andrew Ditthardt	FirstBank	06401005000
(NAME)	(NAME)	
225 Ashawn Blvd	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert Lee Evans and Stacey Anne Evans F/K/A Stacey Anne Whitmore,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey **unto Jennifer Ditthardt and Robert Andrew Ditthardt, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot NO. 11 on the Plan of Brandywine Place, of record in Plat Book 6250, Page 327 and 328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Lee Evans and Stacey Ann Whitmore, husband and wife, by deed of record in Instrument No. 20180606-0054509, Register's Office for Davidson County, Tennessee. The said Stacey Ann Whitmore N/K/A Stacey Anne Evans.

This instrument is executed on behalf of Stacey Ann Evans by Robert Lee Evans as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument NO. _____, in the Register's Office for Davidson County, Tennessee.

202604230033874

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 225 Ashawn Blvd, Old Hickory, TN 37138
(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, 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/our hands this 16th day of April, 2026.

Robert Lee Evans

STACEY ANNE EVANS
Stacey Anne Evans by Robert Lee Evans, Attorney in fact By ROBERT LEE EVANS, ATTORNEY-IN-FACT

State of KY
County of Warren

Personally appeared before me Robert Lee Evans with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of April, 2026.

Notary Public
My Commission Expires: 8/5/2027

STATE OF KY
COUNTY OF Warren

On this the 15 day of April, 2026, before me personally appeared Robert Lee Evans, the person who executed the foregoing instrument on behalf of Stacey Anne Evans and acknowledged that he executed the same as the free act and deed of the said Stacey Anne Evans, through Power of Attorney granted him by the said Stacey Anne Evans.

Notary Public
commission expires: 8/5/2027

File No.: 18011

BRAD HOGAN
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
COMM. # KYNP74972
MY COMMISSION EXPIRES AUGUST 05, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 16. 2026

Affiant Signature

23rd day of April, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028