Karen Johnson Davidson County
Batch# 1411786 DEEDWARR
04/27/2026 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,675.10
20260427-0036377

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $723,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/23/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 9/19/28

LILLIAN EATMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 5023-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Eric R. Ashford and Meredith O. Ashford	Community Mortgage Advisors	091-09-4O-002.00
557B Stevenson Street	615 Main Street, Ste 205	
Nashville, TN 37209	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Logan Hall, an unmarried man, and Emma Mullins, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric R. Ashford and Meredith O. Ashford, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit B of Homes at 557 Stevenson Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 557 Stevenson Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20201009-0117510, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 557 Stevenson Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201009-0117510, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Logan Hall, an unmarried man and Emma Mullins, an unmarried woman by Warranty Deed from William J. Shelton and Candice P. Shelton, husband and wife of record in Instrument No. 20231004-0078255 Register's Office for Davidson County, Tennessee, dated October 2, 2023 and recorded on October 4, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 557B Stevenson Street Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on April 21st, 2026.

Logan Hall

Emma Mullins

STATE OF INDIANA

COUNTY OF Hamilton

Personally appeared before me, a Notary Pubiic of said County and State, Logan Hall and Emma Mullins, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 21st, 2026.

Notary Public

My Commission Expires: 3/8/2032

File #: 5023-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CHRISTINA MORRIS
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0678100
My Commission Expires Mar 8, 2032

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4/21/2026 (date of document).

Affiant Signature

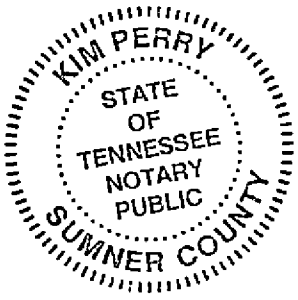
4/21/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 21st day of April, 2026.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29