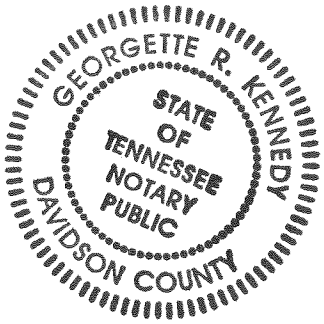
(2)

Karen Johnson Davidson County
Batch# 1413141 DEEDWARR
04/29/2026 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20260429-0037879



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $579,900.00

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2026

Georgette R Kennedy
Notary Public

My Commission Expires: 11-08-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Melissa R. Latta	~~NEW OWNER~~ CrossCountry Mortgage	155-08-0B-004-00
6417 Sugar Maple Lane	2160 Superior Avenue	
Nashville, TN 37221	Cleveland, OH 44114	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Diane Stevens and Patrick Stevens, wife and husband

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

Melissa R. Latta, Trustee of the Melissa R. Latta Living Trust dated March 16, 2026, and any amendments thereto

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. 4 on the Plan of South Colony at Riverbend, Phase 1, of record in Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Diane Stevens and Patrick Stevens, wife and husband, by Warranty Deed from Wayne Shuplock and Jacqueline M. Shuplock, husband and wife, dated 10/19/2017 and recorded 10/23/2017 in Instrument No. 20171023-0108458, Register's Office for Davidson County, Tennessee.Power of Attorney for Jacqueline M. Shuplock of record in Instrument No. 20171023-0108457, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for South Colony at Riverbend of record in Book 7199, Page 119; amended in Book 9792, Page 20; By-Laws of record in Book 7199, Page 135; amended in Book 7781, Page 645 and Book 9792, Page 24; HOA Charter of record in Book 8748, Page 816; Conveyance of Open Space of record in Book 7781, Page 637; Sanitary Sewer Easement of record in Book 6613, Page 536; Easement of record in Book 5896, Page 257; All existing easements and all other matters shown on plat of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee

This is improved property known as 6417 Sugar Maple Lane, Nashville, TN 37221

This is improved property known as 6417 Sugar Maple Lane, Nashville, TN 37221

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 Grantor does covenant with said Grantees that Grantor is 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 I/we do further covenant and bind myself/ourselves, my/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 hand(s) this 27th day of April, 2026

Diane Stevens

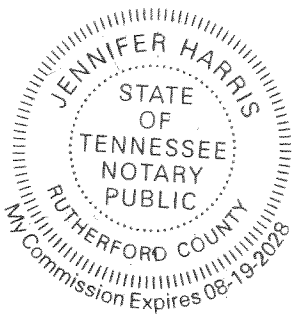
Patrick Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2026, before me personally appeared Diane Stevens and Patrick Stevens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of April, 2026.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 4/28/24.

Affiant
Date: 4/28/24

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of April, 2024

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK