WARRANTY DEED

Karen Johnson Davidson County
Batch# 1414058 DEEDWARR
05/01/2026 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260501-0038813

File #26-TC-0357-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Sara Catherine Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Schuck Richardson and Sara Catherine Richardson	**FirstBank**	
(NAME)	(NAME)	**141 07 0B 102.00**
357 Roslyn Court	**722 Columbia Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

ERIC R. STANCLIFF AND MADISON JOBIN STANCLIFF, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MICHAEL SCHUCK RICHARDSON AND SARA CATHERINE RICHARDSON, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 88, as shown on the map entitled FIRST REVISION SOMERSET FARMS SECTION 4 PHASE I, of record in Plat Book 9700, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Eric R. Stancliff and Madison H. Jobin, both unmarried as joint tenants with rights of survivorship, by Warranty Deed from Douglas Robertson and Martha B. Robertson, trustees of the Scott Douglas and Martha Family Robertson Family Trust, dated August 31, 2012, of record in Instrument No. 20210621-0083614, in the Register's Office of Davidson County, Tennessee, dated June 16, 2021, and recorded on June 21, 2021. Also see Affidavit of Scrivener's Error of record in Instrument No. 20210713-0093695, Register's office of Davidson County, Tennessee. Eric R. Stancliff and Madison H. Jobin have since married. Madison H. Jobin is nka Madison Jobin Stancliff.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION SOMERSET FARMS SECTION 4 PHASE I, as recorded in Plat Book 9700, Page(s) 157 Revising the Plat Book 9700, Page 142.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY PLAT SOMERSET FARMS, as recorded in Plat Book 6900, Page 972.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT SOMERSET FARMS, as recorded in Plat Book 7900, Page 327.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 8556, Page 11 as Supplemented and Amended in Book 9383, Page 526 and Re-recorded in Book 9662, Page 869 further Supplemented and Amended in Book 10190, Page 182 and Book 10410, Page 89.
* Common Open Space Deed recorded as Book 9101, Page 667.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **357 Roslyn Court, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29 day of April, 2026.

Eric R. Stancliff

Madison Jobin Stancliff

STATE OF Nevada
COUNTY OF Clark

On this 29 day of April, 2026, before me personally appeared Eric R. Stancliff, 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 29 day of April, 2026.

Notary Signature
My commission expires AUG 13 2027

J.Q. MONAGHAN
Notary Public - State of Nevada
Appointment No. 15-2463-1
My Appointment Expires 08/13/2027

STATE OF Nevada
COUNTY OF Clark

On this 29 day of April, 2026, before me personally appeared Madison Jobin Stancliff, 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 29 day of April, 2026.

Notary Signature
My commission expires: AUG 13 2027

J.Q. MONAGHAN
Notary Public - State of Nevada
Appointment No. 15-2463-1
My Appointment Expires 08/13/2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 29 day of April, 2026.

Affiant Signature
Date 4/30/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

