WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415291 DEEDWARR
05/04/2026 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20260504-0039553

File #26-TC-0839-A

(SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: 10-2-28

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)
Trevor Chalk Stevens and Sarah Steinmetz	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	
839A Dewees Avenue	**2050 Parkway Office Circle**	**118 02 1B 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Birmingham, AL 35244**	
(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,

TYLER SKELLY, A SINGLE PERSON,

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

TREVOR CHALK STEVENS AND SARAH STEINMETZ, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,

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 Unit A as shown on Exhibit "B" of DEWEES ESTATES, a Horizontal Property regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20150416-0033960 and as amended in Instrument No. 20150430-0038720, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tyler Skelly, a single person, by Warranty Deed from Becker Lakehouse LLC, a Texas limited liability company, of record in Instrument No. 20231206-0094370, in the Register's Office of Davidson County, Tennessee, dated December 04, 2023 and recorded on December 06, 2023.

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 KIRKWOOD HEIGHTS, THE W.T. BERRY ESTATE SECTION NO. 5, as recorded in Plat Book 1130, Page 22.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150416-0033960 and Instrument No. 20150430-0038720.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JULIANA HANSEN SKELLY** as Attorney-in-Fact for **TYLER SKELLY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number **202605040039552**, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 839A Dewees 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(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 1st day of May, 2026.

Tyler Skelly by JS Attorney In Fact

Tyler Skelly by Juliana Hansen Skelly, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIANA HANSEN SKELLY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **TYLER SKELLY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **TYLER SKELLY**.

Witness my hand and official seal this **1st** day of **May**, **2026**.

_____
Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: 10-2027

Certificate of Authenticity

I, Kimbra Spann, 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 5/1/2026.

Date

Affiant Signature

5/1/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of May, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary's Seal (if on paper)