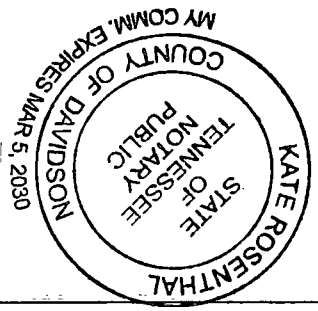
WARRANTY DEED

Prepared by:
Karen Johnson
Batch # 1417923
05/08/2026 11:13:32 AM
Fees: $13.00 Taxes: $1,794.50

Davidson County
DEEDWARR
2 pgs

20260508-0041572



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Madison Wones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madison Coreen Victoria Wones and Michael Anthony Rice, Jr.	NEW OWNER	
(NAME)	(NAME)	
1500 Trailwood Court		108-12-0-247.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CAMIE MARIE STEINER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADISON COREEN VICTORIA WONES AND MICHAEL ANTHONY RICE, JR., 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. 88 on the Plan of Trailwood, Section 5, of record in Plat Book 6900, pages 477 - 479, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Camie Marie Steiner, unmarried, by Warranty Deed from Robert Paul Jongema, married, of record in Instrument No. 20130619-0062481 Register's Office for Davidson County, Tennessee, dated June 17, 2013 and recorded on June 19, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1500 Trailwood Court, Nashville, TN 37214
(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 hand this 5th day of MAY, 2026

CAMIE MARIE STEINER

STATE OF WASHINGTON
COUNTY OF PIERCE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Camie Marie Steiner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of MAY, 2026.

Commission expires: 6/19/2027

Notary Public

JAMES H JAMES
Notary Public
State of Washington
Commission # 207743
My Comm. Expires Jun 19, 2027