Karen Johnson Davidson County
Batch# 1420078 DEEDWARR
05/14/2026 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,573.89
20260514-0043343

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,375.00.

Affiant

Subscribed and sworn to before me, this May 12, 2026.

Notary Public

My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Grant Robarts and Anna Storey	Legacy Home Loans, LLC DBA Steadfast Mortgage	
1851 Joy Circle	1036 Stearman Drive, STE 6	071-08-0-320.00
Nashville, TN 37207	White House, TN 37188	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Morgan Baxter, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Grant Robarts and Anna Storey, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Joywood of record in Plat Book 974, Page 45, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50 feet on the westerly side of Joy Circle and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Morgan Baxter, an unmarried woman by Warranty Deed from CDH Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20230808-0061289 Register's Office for Davidson County, Tennessee, dated August 04, 2023 and recorded on August 08, 2023.

This is [X] improved [ ] unimproved property known as 1851 Joy Circle, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of May, 2026.

Morgan Baxter

Morgan Baxter

STATE OF MISSOURI
COUNTY OF ~~DAVIDSON~~ Carroll

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Morgan Baxter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8 day of May, 2026.

Notary Public
My Commission Expires: 1-20-2029

AMANDA MITCHELL
Notary Public - Notary Seal
Ray County - State of Missouri
Commission Number 25078528
My Commission Expires Jan 20, 2029

Lenders Title Company File No. 26-11190-7524

True Copy Certification

I, **Denise Woods,** 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 8 day of May, 2026.

Affiant Signature
Date 5-12-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

