Karen Johnson Davidson County
Batch# 1420883 DEEDWARR
05/14/2026 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260514-0043618

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/08/2028
(AFFIX SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

W-DTR-26-1013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Metro Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**171-03-0A-149.00-CO**
3000 Meridian Blvd, Ste. 160		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **KEITH C. STANTON AND JANICE L. STANTON, AS TRUSTEES OF THE KEITH AND JANICE STANTON FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 situated in Davidson County, Tennessee, being Lot No. 89 on the Plan of Section 6A, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 150, Register's Office for said County, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Keith C. Stanton and Janice L. Stanton, as Trustees of The Keith and Janice Stanton Family Trust by Quitclaim Deed from Keith C. Stanton, and Janice Lea Stanton, husband and wife of record in Instrument No. 20170123-007321 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 23, 2017 and Affidavit of Scrivener's Error recorded on January 11, 2018 in Instrument No. 20180111-0003756 .

This conveyance is subject to:
• Taxes for the year 2026 and thereafter, not yet due and payable.
• Any County and/or City taxes unavailable for verification, along with any penalties, interest, and/or court costs.
• Subject to all matters shown on the Plan of record in Plat Book 7900, Page 509 and Plat 9700, Page 150, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7798, Page 843, Book 8920, Page 65, Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541and Book 10224, Page 683, Register's Office for Davidson County, Tennessee.
• By-Laws of record in Book 8920, Page 45 and Book 10694, page 539, in the Register's Office for Davidson County, Tennessee.
• Charter of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
• Rules & Regulations Parking Enforcement Policy of record in Instrument Number 20250428-0032639, in the Register's Office for Davidson County, Tennessee.
• Amenities Area of Fredericksburg Homeowner's Association, Inc., of record in Book 9443, Page 538, Book 7900, page 807, in the Register's Office for Davidson County, Tennessee.
• Deeds of Conveyance for Sewer and Water Mains Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewers and/or Storm Drainage Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 9698, Page 124, , in the Register's Office for Davidson County, Tennessee.
• Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 9607, Page 431, in the Register's Office for Davidson County, Tennessee.

- Easement of record in Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee.
- Subject to Property Deed Granting Easement of record in Instrument Number 20010220-0015357, in the Register's Office for Davidson County, Tennessee.
- Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 7993, Page 269, in the Register's Office for Davidson County, Tennessee.
- Easement for BellSouth Telecommunications of record in Book 10709, Page 143, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1013 Langley Ct, Brentwood, Tennessee 37027**.

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 14th DAY OF MAY, 2026.

Keith C. Stanton and Janice L. Stanton, as Trustees of The Keith and Janice Stanton Family Trust

BY: _____
Keith Stanton
Trustee

BY: _____
Janice Stanton
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared KEITH STANTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of KEITH C. STANTON AND JANICE L. STANTON, AS TRUSTEES OF THE KEITH AND JANICE STANTON FAMILY TRUST, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 14th of May, 2026.

_____
Notary Public
My Commission Expires: 12/05/30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/05/2030
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JANICE STANTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of KEITH C. STANTON AND JANICE L. STANTON, AS TRUSTEES OF THE KEITH AND JANICE STANTON FAMILY TRUST, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 14th of May, 2026.

_____
Notary Public
My Commission Expires: 12/05/30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 May 14, 2026 (date of document).

Affiant Signature

Date May 14, 2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 14th day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

