WARRANTY DEED

Karen Johnson Davidson County
Batch# 1421167 DEEDWARR
05/15/2026 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260515-0043974

File No. RR-26-2100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo Wagner Sinta and Joseph Liam Stanca	Steadfast Mortgage	
3116 Crosswood Drive	408 Highway 76	096-10-0-033.00
Nashville, TN 37214	White House, TN, 37188	

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/we, **Taylor Ogden Bolland and Stephanie Lynn Russum, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jo Sinta and Joseph Liam Stanca, wife & husband**, HEREINAFTER CALLED THE GRANTEE, 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 523, as shown on the map entitled the Plan of Cloverhill, Section 8, of record in Plat Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taylor Ogden Bolland and Stephanie Lynn Russum, husband and wife by Warranty Deed from The Frances Family Revocable Living Trust U/A/D May 21, 2004 and Amendment Dated January 31, 2006 and Amendment Dated April 15, 2010 and Amendment Dated August 8, 2011 of record in Instrument No. 20230801-0059275 Register's Office for Davidson County, Tennessee, dated July 31, 2023 and recorded on August 01, 2023.

This is property more commonly known as 3116 Crosswood Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067
File RR-26-2100

Witness my/our hand this 13th day of May, 2026.

Taylor Ogden Bolland

Taylor Ogden Bolland

Stephanie Lynn Russum

Stephanie Lynn Russum

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 13TH day of May, 2026, before me personally appeared Taylor Ogden Bolland and Stephanie Lynn Russum, 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 13TH day of May, 2026.

Tanyce A Davis

Notary Signature
My commission expires: 11/13/2027

TANYCE A. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/13/2027
SHELBY COUNTY

Certificate of Authenticity

I, Leslie Hayes, 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 5/13/2026.

Date

Affiant Signature

5/15/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of May, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)