Karen Johnson Davidson County
Batch# 1423400 DEEDWARR
05/21/2026 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260521-0046007

Warranty Deed

JUSTIN FOSTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Comm. Expires 12/26/2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $385,000.00. Affiant Subscribed and sworn to before me, this the 15th day of May, 2026. Notary Public My commission expires: 12-26-2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Weston Standifer	New Owner	061-15-0A-003.00-CO
1106 Stratford Avenue #3		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREA AMBROSIA, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WESTON STANDIFER,** unmarried Man, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 3, Homes at Stratford Avenue, Inc., a Horizontal Property Regime With Private Elements, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at Stratford Avenue, Inc., a Horizontal Property Regime with Private Elements, of record in Instrument Number 20141008-0093302, in the 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 Andrea Ambrosia, an unmarried woman by Warranty Deed from Stratford Avenue Partners of record in Instrument No. 20150715-0069136 Register's Office for Davidson County, Tennessee, dated July 13, 2015 and recorded on July 15, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1106 Stratford Avenue #3, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2026.

Andrea Ambrosia

Andrea Ambrosia

STATE OF District of Columbia
COUNTY OF District of Columbia

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrea Ambrosia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Gina Y. Milligan

Notary Public

My Commission Expires: 03/14/2031

GINA Y. MILLIGAN NOTARY PUBLIC My Comm. Exp. Mar 14, 2031 DISTRICT OF COLUMBIA

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-15-26 (date of document).

Affiant Signature

5-15-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of May, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027