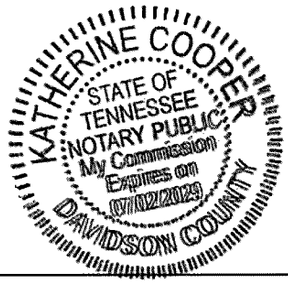
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $605,600.00.

Jackson A. Powell
Affiant

Subscribed and sworn to me on 05/19/26.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1423406 DEEDWARR
05/21/2026 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,240.72
20260521-0046018

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jackson Powell and Erin Powell 141 Sterling Oaks Court Brentwood, TN 37027	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	172 05 0B 055.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Matthew Still and Rachel Still, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jackson Powell and Erin Powell, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of STERLING OAKS, PHASE 1, as shown on plan of record in Plat Book 8250, Page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Matthew Still and Rachel Still, husband and wife, by Warranty Deed from Lacie Rabenhorst and Stefan Rabenhorst, wife and husband, of record in Instrument No. 20230609-0043823, in the Register's Office of Davidson County, Tennessee, dated June 7, 2023 and recorded on June 9, 2023.
>
> This is improved property known as 141 Sterling Oaks Court, Brentwood, TN 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 05/15/2026.

Matthew Still

Matthew Still

Rachel Still

Rachel Still

STATE OF Texas

COUNTY OF Harris

On 05/15/2026, before me personally appeared Matthew Still, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 05/15/2026.

NOTARY PUBLIC STATE OF TEXAS
Fatima Lewis
ID NUMBER
754120-7
COMMISSION EXPIRES
October 17, 2026

Fatima Lewis

NOTARY PUBLIC, State of Texas

My Commission Expires: 10/17/2026

Electronically signed and notarized online using the Proof platform.

STATE OF Texas

COUNTY OF Harris

On 05/15/2026, before me personally appeared Rachel Still, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 05/15/2026.

NOTARY PUBLIC STATE OF TEXAS
Fatima Lewis
ID NUMBER
754120-7
COMMISSION EXPIRES
October 17, 2026

Fatima Lewis

NOTARY PUBLIC, State of Texas

My Commission Expires: 10/17/2026

Electronically signed and notarized online using the Proof platform.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 05/19/2026.

John Cobb Rochford

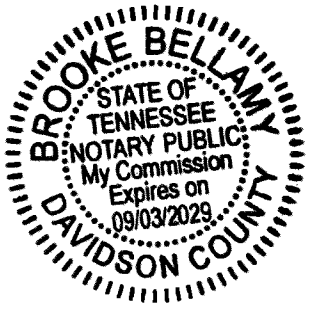
Date: 05/19/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 05/19/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29