Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
40 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is ater is $740,000.00.

Karen Johnson
Batch # 1423417
05/21/2026 09:18:57 AM
Fees: $13.00 Taxes: $2,738.00

Davidson County
DEEDWARR
2 pgs

20260521-0046045

iant

scribed and sworn before me this the
1 day of May, 2026.

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2026

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
The Hart Family Trust	New Owner	083-04-0L 002.00
3574 Camino Arena Carlsbad, CA 92009		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Douglas C. Stanton and Angela M. Stanton, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HART FAMILY TRUST, DATED SEPTEMBER 10, 2007, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes at 2004 McKennell Drive, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20140806-0070896, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas C. Stanton and Angela M. Stanton, husband and wife, by deed dated 08/26/2015, from Rice Property Management, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150827-0086735, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2018 McKennell Dr., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of May, 2026.

Douglas C. Stanton

Angela M. Stanton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Douglas C. Stanton and Angela M. Stanton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2026.

My commission expires: 6/14/2026

Notary Public

