Name and Address of New Owner:
Chad Edward Lundgren and Lori Ann Shapiro
2003 B Hutton Drive
Nashville, TN 37210

Send Tax Bills To:
Legacy Home Loans, LLC dba Steadfast Mortgage
2 Cadillac Drive
Brentwood, TN 37027

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1424089 DEEDWARR
05/22/2026 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20260522-0046730

Map & Parcel No: 106-13-1E-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Bondy and Elyse Christofanelli, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chad Edward Lundgren, and Lori Ann Shapiro, husband and wife,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

Being Unit B as appearing on Exhibit "B" for the Declaration of Covenants, Conditions and Restrictions for 2003 Hutton Drive in Instrument No. 20200228-0022500 and previously described on the Plan of Woodycrest, Section One, as of record in Book 1835, Page 25, Register's Office for said Davidson County, Tennessee.

Being the same property conveyed to Michael Bondy and Elyse Christofanelli by Warranty Deed from Paty Construction, LLC, a Tennessee Limited Liability Company, dated May 3, 2021, of record in Instrument No. 20210506-0060633, Register's Office Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2003 B Hutton Drive, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20 day of May, 2026.

(SEAL)
Michael Bondy

(SEAL)
Elyse Christofanelli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of May, 2026, before me personally appeared Michael Bondy and Elyse Christofanelli, 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.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand, at office, this 20 day of May, 2026.

Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $749,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20 day of May, 2026.

Notary Signature
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 5/20/26 (date of document).

Affiant Signature

5/21/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

