Karen Johnson Davidson County
Batch# 1426784 DEEDWARR
05/29/2026 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,764.90
20260529-0048912

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Rutherford (KLP) The actual consideration or value, whichever is greater, for this transfer is $477,000.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2026. Notary Public My commission expires: 8/21/27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Downs and Heather Downs	**New Owner**	**044-14-0J-002.00CO**
1055 11th St, Unit B		
Old Hickory, TN 37138		

FOR AND IN 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, WE,

Stefanny Lamer, a married woman,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Downs and Heather Downs, husband and wife,

HEREINAFTER CALLED THE GRANTEES, 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 B on the Plan of Homes at Fowler Street & Eleventh Street, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20240408-0024622, amended in Instrument No. 20240501-0031719, 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 Stefanny Lamer, a married woman, by Warranty deed from Herwigs Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240503-0032747, dated May 3, 2024, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by the Grantees.
b. All matters of record in Book 1424, Page 75, in the Register's Office for Davidson County, Tennessee.
c. Deed of Dedication of Roads to Davidson County of record in Book 1763, Page 367, in the Register's Office for Davidson County, Tennessee.
d. Restriction and Utility Easement in Deed of record in Book 1679, Page 210, in the Register's Office for Davidson County, Tennessee.
e. Water Line and Utility Easement of record in Book 1641, Page 636, in the Register's Office for Davidson County, Tennessee.
f. Restriction of record in Book 1641, Page 636, in the Register's Office for Davidson County, Tennessee.
Restrictions and Covenants for SCM's for Regulated Residential Infill of record in Instrument No. 20251020-0083212, in the Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20240408-0024622, amended in Instrument No. 20240501-0031719, Register's Office for Davidson County, Tennessee.
g. All other easements and restrictions of record.

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This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1055 11th St, Unit B, Old Hickory, TN 37138.

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 that I am 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 do further covenant and bind myself my 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.

Grantor is married, however subject property is not now, nor has it ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

Witness my/our hand(s) this 26th day of May, 2026.

Stefanny Lamer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Stefanny Lamer, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2026.

Notary Signature
My commission expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-279**

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/27/2026 (date of document).

Emma Howard
Affiant Signature

5/27/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27 day of May, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL