Karen Johnson Davidson County
Batch# 1426826 DEEDWARR
06/01/2026 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20260601-0048963

WARRANTY DEED

File No. CR-26-2443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 7/3/28
(AFFIX SEAL)

LUKE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan N. Stringfellow	New owner	
(NAME)	(NAME)	
1930 Shamrock Drive	PO Box 90746	158-10-0-025.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Stringhouse 1 LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan N. Stringfellow, married,** HEREINAFTER CALLED THE GRANTEE, 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 and Williamson Counties, Tennessee, being Lot No. 21 on the Plan of WILDWOOD VALLEY ESTATES, SECTION ONE, as of record in Book 3700, Page 41, in the Register's Office of Davidson County, and of record in Plat Book 2, Page 109, in the Register's Office of Williamson County, Tennessee.

Said Lot No. 21 fronts 162 feet on the Northerly side of Shamrock Drive and extends back 282 feet on the Easterly line and 280.8 feet on the Westerly line, to a dead line in the rear, which is a broken line on which it measures 140.2 feet.

Being the same property conveyed to Raymond Leonard Lundell and wife, Juanita Bryan Lundell, by Warranty Deed from Harold A. McGuffin and wife, Bonnie M. McGuffin, of record in Book 4137, Page 881, in the Register's Office of Davidson County, Tennessee, dated June 1, 1967, and recorded on June 5, 1967. The said Juanita Bryan Lundell died on July 25, 2011, then Raymond Leonard Lundell died December 18, 2025, testate, devising subject property to Patricia L. Lundell and David R. Lundell. See Probate Case 26P129, Davidson County Circuit Court.

Being the same property conveyed to Stringhouse I, LLC, a Tennessee Limited Liability Company by Warranty Deed from David R. Lundell, Executor of the Estate of Raymond Leonard Lundell, and David R. Lundell and Patricia L. Lundell, devisees of the last will and testament of Raymond Leonard Lundell, dated April 30, 2026 and field for record on April 30, 2026 at Instrument #20260430-0038558, Register of Deeds of Davidson County and at Book 10013 Pages 626-628, Register of Deeds Office of Williamson County, Tennessee.

This is property more commonly known as 1930 Shamrock Drive, Brentwood, TN 37027.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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.

Witness my/our hand this 29th day of May, 2026.

Stringhouse 1 LLC, a Tennessee Limited Liability Company

By: _____
Troy Stackhouse, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, A LICENSED NOTARY PUBLIC of the state and county mentioned, personally appeared Troy Stackhouse, Authorized Signor of Stringhouse 1 LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of Stringhouse 1 LLC, the within named bargainor, a Limited Liability Company, and that such Troy Stackhouse, Authorized Signor of Stringhouse 1 LLC as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this 29th day of May, 2026.

_____
Notary Signature

Printed Name: LUKE MARTIN

My commission expires: 07/03/2028



Certificate of Authenticity

I, Christen Rabe, 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 **May 29, 2026**.

Date

Affiant Signature

5/29/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **29th** day of **May**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27
Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027