Box 14
26-126-SH

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1426871 DEEDWARR
06/01/2026 11:20:59 AM 2 pgs
Fees: $13.00 Taxes: $3,681.50
20260601-0049030

File No. KS-26-2365

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $995,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 11/19/28

(AFFIX SEAL)

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
Aurora Mae Stottler and Yuval Oliver	Shelter Lending Services, LLC	
(NAME)	(NAME)	
1230 Villa Place	P.O. Box 60535	105-05-0-008.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	City of Industry, CA 91716-0535	
(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, **Spencer S. Combs and Alexandra G. Combs, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aurora Mae Stottler and Yuval Oliver, wife and husband,** 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 County, Tennessee, being Lot No. 4 of Block 37 on the Plan of Subdivision of Lot Nos. 37 and 52, O.B. Hay's Rokeby Addition of record in Plat Book 547, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 56 feet on the Easterly side of Villa Street and runs back 152 feet 10 inches on the Southerly line and 152 feet 9 inches on the Northerly line, to an alley, on which it measures 56 feet more or less.

Being the same property conveyed to Andrew M. Combs, a married person and Spencer Stephen Combs and wife, Alexandra G. Combs by Warranty Deed from J. W. Frierson Church of Christ Development Foundation of record in Instrument No. 20140218-0013506 Register's Office for Davidson County, Tennessee, dated February 12, 2014 and recorded on February 18, 2014 and Notary Certificate of Correction is recorded on April 15, 2014 in Instrument No. 20140415-0031458.

Being the same property conveyed to Spencer S. Combs and Alexandra G. Combs, husband and wife by Quitclaim Deed from Andrew M. Combs, a married person and Spencer Stephen Combs and wife, Alexandra G. Combs of record in Instrument No. 20200622-0066000 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 22, 2020.

This is property more commonly known as 1230 Villa Place, Nashville, TN 37212.

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 28th day of May, 2026.

Spencer S. Combs

Alexandra G. Combs

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 28th day of May, 2026, before me personally appeared Spencer S Combs and Alexandra G Combs, 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.

Witness my hand, at office, this 28th day of May, 2026.

Notary Signature
My commission expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028