This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number: 2-25630-MC

Karen Johnson Davidson County
Batch# 1427477 DEEDWARR
06/03/2026 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260603-0049906

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00

Affiant

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Subscribed and sworn to before me, this the 29th day of May, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel Reid Stubblefield and Hannah Carole Stubblefield 4321 Oakcrest Lane Nashville, TN 37076	Affinity Home Lending, LLC 84 Church Street Ste. A Marietta, GA 30060	086 04 0A 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kyle Boyer and Jessica Ritzman-Boyer, F/K/A Jessica Ritzman, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Samuel Reid Stubblefield and Hannah Carole Stubblefield, husband and wife, as Joint Tenants**, hereinafter called the Grantee(s), his/her/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. 73 on the Plan of OAKCREST, PHASE I-B of record in Plat Book 6900, Page 385, 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. 73 fronts 80.00 feet on the Northerly margin of Oakcrest Lane and extends back 120.00 feet between parallel lines to a dead line in the rear measuring 80.00 feet thereon.

Being the same property conveyed to Jessica Ritzman, unmarried, and Kyle Boyer, unmarried, by Warranty Deed from Linda Ivey, an unmarried person, of record in Instrument No. 20171102-0112478, in the Register's Office of Davidson County, Tennessee, dated November 01, 2017, and recorded on November 02, 2017, Also see Scrivener's Affidavit of recorded in Instrument No. 20171218-0128667, Register's Office of Davidson County, Tennessee.

Jessica Ritzman-Boyer and Jessica Ritzman is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **4321 Oakcrest Lane, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2026.

GRANTOR:

Kyle Boyer

F/K/A Jessica Ritzman

Jessica Ritzman-Boyer, F/K/A Jessica Ritzman

STATE OF PA
COUNTY OF Dauphin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kyle Boyer and Jessica Ritzman-Boyer,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of May, 2026.

Notary Public
My Commission expires: 10/04/2026

Commonwealth of Pennsylvania - Notary Seal
SHAVERA HOWARD - Notary Public
Dauphin County
My Commission Expires October 4, 2026
Commission Number 1422533

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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, 26 (date of document).

Jennifer Pennell

June 1, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 1, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal