WARRANTY DEED

Karen Johnson Davidson County
Batch# 1429590 DEEDWARR
06/09/2026 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $971.62
20260609-0051689

File No. PA-26-2529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 9/19/28

(AFFIX SEAL)

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

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
Alex Guy Sublett II	New Owner	
(NAME) 101 Ridge Ct. N	(NAME)	97-2-A-257CO
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(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, **Lauren Stokes and Kyle Travis, as the Heirs-At-Law of Joanna M. Travis, deceased**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Guy Sublett II**, a married man, 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. 257 on the plan of Villages of Riverwood, Section One, Phase 3A, Revision One of record in Instrument No. 20110630-0050230, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joanna M. Travis by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20120221-0014893 Register's Office for Davidson County, Tennessee, dated February 16, 2012 and recorded on February 21, 2012.

Joanna M. Travis, having since passed Intestate on November 7, 2025, leaving Lauren Stokes and Kyle Travis as her sole heirs-at-law, with her estate being probated in the Circuit Court for Davidson County, Tennessee, Probate Division, as found in Case No. 26P11. See Affidavit of Heirship simultaneously recorded herewith of record in Instrument No. 20260604-0050572, in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 4024 Hoggett Ford Road, Nashville, TN 37076.

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 4th day of June, 2026.

Lauren Stokes

Kyle Travis

Kyle Travis

STATE OF Tennessee
COUNTY OF Davidson

On this 4th day of June, 2026, before me personally appeared Lauren Stokes, 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 4th day of June, 2026.

Notary Signature
My commission expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2026, before me personally appeared Kyle Travis, 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 4th day of June, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

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 4th day of June, 2026.

Lauren Stokes

Kyle Travis

STATE OF Florida
COUNTY OF Marion

On this 03 day of June, 2026, before me personally appeared Lauren Stokes, 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 03 day of June, 2026.

Notary Signature
My commission expires: 3/29/2029

SOPHIA L BRYANT
Notary Public, State of Florida
My Comm. Expires March 29, 2029
Commission No. 623836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ____ day of June, 2026, before me personally appeared Kyle Travis, 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 ____ day of June, 2026.

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/3/2026 (date of document).

Affiant Signature

6/3/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 3rd day of June, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

202606090051689