THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF SUMNER
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9642-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 399,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2026. Notary Public MY COMMISSION EXPIRES: 03/28/28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1431780 DEEDWARR
06/10/2026 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20260610-0052553

MACKENZIE REINACHER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Allen Steele and Ginger Harris Adams	SWBC Mortgage Corporation	074-16-0-029.00
216 Bonnabrook Drive	117 Seaboard Ln, Ste F205	
Hermitage, TN 37076	Franklin, TN 37067	
(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, WE, **Christopher Aaron Sellars and Danielle Marie Sellars, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Cynthia Allen Steele and spouse, Ginger Harris Adams,

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 Lot No. 446 on the Plan of Hermitage Hills Subdivision, Section 5, as of record in Book 3300, Pages 1-2, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christopher Aaron Sellars and Danielle Marie Sellars, husband and wife by Warranty Deed from Jason Bockman, married of record in Instrument No. 20191022-0108282 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on October 22, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **216 Bonnabrook Drive, Hermitage, TN 37076**

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 our hands this the 9th day of June, 2026.

Christopher Aaron Sellars

Danielle Marie Sellars by Christopher Aaron Sellars her attorney-in-fact

Danielle Marie Sellars
BY: Christopher Aaron Sellars, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher Aaron Sellars,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of June, 2026.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Christopher Aaron Sellars**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Danielle Marie Sellars**, and that this instrument was executed on behalf of the said Danielle Marie Sellars for the purposes therein contained pursuant to a Power of Attorney being recorded simultaneously herewith at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this the 9th day of June, 2026.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 06/09/2026 (date of document).

Affiant Signature

06/09/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 9th day of June, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29