Karen Johnson Davidson County
Batch# 1432582 DEEDWARR
06/11/2026 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260611-0052856

WARRANTY DEED

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. AR-26-2414

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 10/20/2026

(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
Bobby Danielson	STG Mortgage, Inc.	
(NAME)	(NAME)	
623 Philwood Drive	18401 Von Karman Ave Ste 440	096-11-0-097.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Irvine, CA 92612	
(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, **Rachel Stockard, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby Danielson, a single 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:

Being Lot No. 808 on the Plan of Cloverhill Subdivision, Section 10, of record in Book 2331, Page 57, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Lakeland Drive at the common corner of Lots 808 and 813; thence with the line between said lots, Northwardly 192.3 feet to a corner of Lot 810; thence with the lines between Lots 808 and 810, Westerly 140 feet to a point in the Easterly margin of Philwood Drive; thence with the margin of the same, Southerly 172.3 feet to a point at the beginning of a curve; thence around said curve, Southeasterly 31.29 feet to a point in the Northerly margin of Lakeland Drive; thence with the margin of the same Eastwardly 120 feet to the point of beginning.

Being the same property conveyed to Jeffrey Stockard and Rachel Stockard, husband and wife by Warranty Deed from Dallas Joseph Conklin, unmarried of record in Instrument No. 20141202-0110456 Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded on December 02, 2014 and Scrivener's Affidavit recoded on January 16, 2015 in record Instrument No. 20150116-0004608, Register's Office for Davidson County, Tennessee. Lot No. was incorrectly shown as Lot No. 800 and is hereby corrected to Lot No. 808.

Being the same property conveyed to Rachel Stockard by Quitclaim Deed from Jeffrey Stockard n/k/a Olivia Blake of record in Instrument No. 20231002-0077394 Register's Office for Davidson County, Tennessee, dated October 01, 2023 and recorded on October 02, 2023. Lot No. was incorrectly shown as Lot No. 800 and is hereby corrected to Lot No. 808.

This is property more commonly known as 623 Philwood Drive, Nashville, TN 37214.

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 10th day of June, 2026.

Rachel Stockard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2026, before me personally appeared Rachel Stockard, 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 10th day of June, 2026.

Notary Signature
My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Kimbra Spann, 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 6/10/2026.

Date

Affiant Signature

6/10/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of June, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY