Karen Johnson Davidson County
Batch# 1434808 DEEDWARR
06/16/2026 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20260616-0054573

WARRANTY DEED

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

File No. AP-26-2410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(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
April Johnson and Kevin Davenport	**New Owners**	
(NAME)	(NAME)	
923 South 13th Court	**5145 Hunters Point Lane**	094-05-0-071.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Hermitage, TN 37076**	
(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, **Angela Paige Stratton, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **April Johnson, an unmarried woman, and Kevin Davenport, an unmarried man, joint tenants with the right of survivorship**, 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. 89 on the Plan of Section One Revised, Shelby Heights of record in Plat Book 2330, Page 171, 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. 89 fronts 49.94 feet on the Easterly margin South 13th Court and extends back 112.7 feet on the Northerly line and 113.0 feet on the Southerly line to a dead line in the rear, measuring 72.2 feet thereon.

Being the same property conveyed to Stratton Exteriors, Inc., a Tennessee Corporation by Warranty deed from Robert Drimmer, married (non-marital residence) of record in Instrument No. 20191104-0113480 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 04, 2019.

Being the same property conveyed to Pointer Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Stratton Exteriors, Inc. a Tennessee Corporation of record in Instrument No. 20220324-0033805 Register's Office for Davidson County, Tennessee, dated March 15, 2022 and recorded on March 24, 2022.

Being the same property conveyed to David S. Stratton by Quitclaim Deed from Pointer Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20240326-0020874 Register's Office for Davidson County, Tennessee, dated March 12, 2024 and recorded on March 26, 2024.

Being the same property conveyed to Angela Paige Stratton, a married woman by Quitclaim Deed from David Shane Stratton, a married man of record in Instrument No. 20240802-0058993 Register's Office for Davidson County, Tennessee, dated August 02, 2024 and recorded on August 02, 2024.

This is property more commonly known as 923 South 13th Court, Nashville, TN 37206.

David Shane Stratton, spouse of Angela Paige Stratton, hereby joins in this conveyance to convey any and all right, title, and interest he may have in the property.

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 15th day of June, 2026.

Angela Paige Stratton

David Shane Stratton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2026, before me personally appeared Angela Paige Stratton and David Shane Stratton, 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 15th 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, Alicia Hamilton, 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

6/15/26.
Date

Affiant Signature

6/15/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of June, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY