Karen Johnson Davidson County
Batch# 1435609 DEEDWARR
06/17/2026 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,337.40
20260617-0055150

# Warranty Deed

| | |
|---|---|
| APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $902,000.00.<br>Carmen Coats<br>Affiant<br><br>Subscribed and sworn to before me, this the 15th day of June, 2026.<br>April Sumrud<br>Notary Public<br><br>My commission expires: 12/19/28 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Andrew Stansfield and Katelyn Stansfield | CMG Mortgage, Inc dba CMG Home Loans | 171-12-0A-058.00-CO |
| 6009 Ridge Farm Place | 3160 Crow Canyon Rd. Suite 400 | |
| Brentwood, TN 37027 | San Ramon, CA 94583 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **OLIVER T. GIORGIO AND WIFE, LEAH M. GIORGIO**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW CLINTON STANSFIELD AND KATELYN BROOKE STANSFIELD, HUSBAND AND WIFE**, 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. 57 on the Plan of Brelan Park at Saddlewood, Section Two of record in Plat Book 7900, Page 963, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Oliver T. Giorgio and wife, Leah M. Giorgio by Warranty deed from Volunteer State Bank of record in Instrument No. 20140305-0018387 Register's Office for Davidson County, Tennessee, dated February 26, 2020 and recorded on March 05, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 6009 Ridge Farm Place, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of June, 2026.

**Oliver T. Giorgio**

**Leah M. Giorgio**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Oliver T. Giorgio and Leah M. Giorgio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2026.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 June 15. 2026

Affiant Signature

17th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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