Warranty Deed

Karen Johnson Davidson County Batch# 1435737 DEEDWARR 06/18/2026 09:46:30 AM 3 pgs Fees: $18.00 Taxes: $3,145.00 20260618-0055319	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $850,000.00. Affiant Subscribed and sworn to before me, this the 15th day of June, 2026. Notary Public My commission expires:

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

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:
Regina Marie Minicucci and Alec Michael Minicucci	Legacy Home Loans, LLC DBA Steadfast Mortgage	161-01-0B-127.00-CO
5124 Glencarron Drive	408 Highway 76	
Nashville, TN 37220	White House, TN 37188	

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, **MARY CHARLINE HINTON HARRIS NKA MARY CHARLINE HINTON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REGINA MARIE MINICUCCI AND ALEC MICHAEL MINICUCCI, WIFE AND HUSBAND**, 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. 51 on the Plan of First Revision, Phase Three, Section Two, Aberdeen Woods of record in Plat at Instrument No. 20011231-0144800, 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 Mary Charline Hinton Harris and Andrew Harris, wife and husband by Warranty Deed from Carol L. Smith and James V. Smith, wife and husband of record in Instrument No. 20210701-0089457 Register's Office for Davidson County, Tennessee, dated June 22, 2021 and recorded on July 01, 2021.

Being the same property conveyed to Mary Charline Hinton Harris by Quitclaim Deed from Andrew Charles Harris of record in Instrument No. 20240620-0046116 Register's Office for Davidson County, Tennessee, dated May 09, 2023 and recorded on June 20, 2024. Mary Charline Hinton Harris being now known as Mary Charline Hinton.

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 5124 Glencarron Drive, Nashville, TN 37220, 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.

Mary Charline Hinton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Charline Hinton, 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: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Denise Woods,** 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 this the 15th day of June, 2026.

Affiant Signature

Date 6/15/26

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: _____

