Karen Johnson Davidson County
Batch# 1437497 DEEDWARR
06/24/2026 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20260624-0056854

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

07-NSH26-11422

Address of New Owner:	Send Tax Bills to:	Tax Information:
Courtney Leigh Knight 5114 Ander Drive Brentwood, TN 37027	Cross Country Mortgage 2120 Superior Ave Cleveland, OH 44114	181-10-0E-083.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michelle Steadman and William Steadman, III, married couple**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Courtney Leigh Knight, an unmarried woman**, hereinafter called the Grantees, their successors 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. 83 on the Plan of Phase One, Section Two, High Point of record in Plat as Instrument No. 20110620-0047097, 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 Michelle Steadman and William Steadman, III, a married couple by Warranty Deed from Steven W. Ovens and Ruth Ann Ovens, husband and wife of record in Instrument No. 20190904-0089296 Register's Office for Davidson County, Tennessee, dated August 27, 2019 and recorded on September 04, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5114 Ander Drive, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of June, 2026

Michelle Steadman

William Steadman, III

STATE OF Indiana

COUNTY OF Elkhart

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michelle Steadman and William Steadman,III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Elkhart, Indiana, this 17th day of June, 2026.

Notary Public

My Commission Expires: 08/03/2031

JAMIE L HILL
Notary Public - Seal
Elkhart County - State of Indiana
Commission Number NP0750597
My Commission Expires Aug 3, 2031

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 18. 2026

Affiant Signature

23rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd 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

202606240056854