Karen Johnson Davidson County
Batch# 1443235 DEEDWARR
07/08/2026 10:33:30 AM 4 pgs
Fees: $23.00 Taxes: $6,715.50
20260708-0061519

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|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>FTEC File No. 39297 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $1,815,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 7th day of July, 2026.<br><br>Notary Public<br>My Commission Expires: |

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Morgan Cox and<br>Craig Michael Cox II<br>1343 Burton Valley Road<br>Nashville, TN 37215 | Princeton Mortgage<br>439 Grand Avenue<br>Ewing, NJ 08628 | Map and Parcel No.:<br>131 14 0 072.00 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ryan Neil Stringfellow and Camilla Jo Stringfellow, Co-Trustees of The Stringfellow Joint Revocable Trust under agreement dated April 5, 2021 ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Morgan Cox and Craig Michael Cox II, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1343 Burton Valley Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 7th day of July, 2026.

GRANTORS:

Ryan Neil Stringfellow, Co-Trustee

Ryan Neil Stringfellow, Co-Trustee of
The Stringfellow Joint Revocable Trust
under agreement dated April 5, 2021

Camilla Jo Stringfellow, Co-Trustee

Camilla Jo Stringfellow, Co-Trustee of
The Stringfellow Joint Revocable Trust
under agreement dated April 5, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Neil Stringfellow and Camilla Jo Stringfellow, Co-Trustees of The Stringfellow Joint Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2026.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires 07/02/2029
Remotely Notarized with audio/video via Simplifile

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of SECTION TWO, FIRST ADDITION, SEVEN HILLS, of record in Plat Book 2663, Page 51, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference (from prior deed): Said Lot No. 85 fronts 130.5 feet on the southwesterly margin of Burton Valley Road and extends back 257 feet on the northwesterly line and 320.9 feet on the southeasterly line to a dead line in the rear, measuring 190 feet thereon.

Being the same property conveyed to Ryan Neil Stringfellow and Camilla Jo Stringfellow, Co-Trustees of The Stringfellow Joint Revocable Trust, by Quitclaim Deed from Ryan Stringfellow, a married man, of record in Instrument No. 20240520-0037425, in the Register's Office of Davidson County, Tennessee, dated May 15, 2024 and recorded on May 20, 2024.

Being the same property conveyed to Ryan Stringfellow, married, by Warranty Deed from Justin Lustig and Beth Lustig, a married couple, of record in Instrument No. 20240322-0019803, in the Register's Office of Davidson County, Tennessee, dated March 08, 2024 and recorded on March 22, 2024.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, FIRST ADDITION, SEVEN HILLS, as recorded in Plat Book 2663, Page(s) 51.

# Tennessee Certification of Electronic Document

I, Gerald G. Patterson, 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 the this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7, 2026 (date of document).

Affiant Signature

7/7/2026
Date

State of TENNESSEE

County of DAVIDSON

worn to and subscribed before me this 7th day of July, 2026

Notary's Signature

My Commission Expires: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027