Karen Johnson Davidson County
Batch# 1449621 DEEDWARR
07/21/2026 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $849.15
20260721-0065642

Name and Address of New Owner:
Amelia Lemons
1615 Western Shore Drive
Nashville, TN 37214

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 10816026800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wendi McConnell and Carla Stephenson, tenants in common**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amelia Lemons,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14-B on the Zone Lot Division, Lot 14, 16 and 18 of Section 4 of Lakeview Hills Subdivision, of record in Plat Book 6250, Page 213, Register's Office for Davidson County, Tennessee to which Plat reference is made for a more complete and accurate description.

Being the same property conveyed to Carla Stephenson and Wendi McConnell, tenants in common by Warranty Deed from Wendi McConnell dated March 1, 2019 and filed of record in Instrument No. 20190313-0023174, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Wendi McConnell, a married woman by Warranty Deed from Tonie Do, a married woman dated September 23, 2015 and recorded September 25, 2015 of record in Instrument No. 20150925-0097720, Register's Office for Davidson County, Tennessee.

This property is not a marital residence for either Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1615 Western Shore Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of July, 2026.

Wendi McConnell 7-15-26 (SEAL)
Wendi McConnell

Carla Stephenson by Wendi McConnell Attorney-In-Fact (SEAL)
Carla Stephenson by Wendi McConnell, Attorney-In-Fact 7-15-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2026, before me personally appeared Wendi McConnell, 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 July, 2026.

Notary Signature
My commission expires: 05/09/2027

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2026, before me personally appeared Wendi McConnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carla Stephenson pursuant to a Specific Limited Power of Attorney July 1st, 2026 and filed of record in Instrument No. 20260707-0061114, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Carla Stephenson, as her attorney in fact.

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

Notary Public
My Commission Expires: 05/09/2027

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $229,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: 05/09/2027

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Laurielle Campbell, 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 July 16, 2026.

Affiant Signature

7/16/26
Date

State of Maryland

County of Montgomery

Sworn to and subscribed before me this 16th day of July, 2026.

Notary's Signature

My Commission Expires: 04/01/2029
Date

Notary Seal

LEAH BARNES
Notary Public - State of Maryland
Prince George's County
My Commission Expires Apr 1, 2029