Karen Johnson Davidson County
Batch# 1449902 DEEDWARR
07/21/2026 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20260721-0065937

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-26-3288

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of July, 2026

Notary Public

Commission Expires: 2/25/30

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ernest Forsythe and Martha Forsythe 229 Stoners Glen Ct Hermitage, TN 37076	NEW OWNER	075-15-0A-229.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jonathan R. Nabors and Angelia L. Nabors, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ernest Forsythe and Martha Forsythe, a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated Unit No. 229 of Phase Three, Stoner's Glen, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Phase Three, Stoner's Glen, a Horizontal Property Regime, of record in Instrument Number 20000526-0052723, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on the plat of record in Instrument

N. 20010726-0079444 as amended in Instrument No. 20020319-0034160.

Being the same property conveyed to Bradley E. Guthrie and Melissa N. Guthrie by Warranty Deed from Robert Garry Hornbuckle and Paul B. Hornbuckle of record in Instrument No. 20190503-0041327 Register's Office for Davidson County, Tennessee, dated May 01, 2019 and recorded on May 03, 2019.

Being the same property conveyed to Melissa N. Guthrie by Quitclaim Deed from Bradley E. Guthrie of record in Instrument No. 20251216-0100040 Register's Office for Davidson County, Tennessee, dated November 05, 2025 and recorded on December 16, 2025.

Being the same property conveyed to Jonathan R. Nabors and Angelia L. Nabors by Quitclaim Deed from Melissa N. Guthrie of record in Instrument No. 20260527-0048113 Register's Office for Davidson County, Tennessee, dated May 26, 2026 and recorded on May 27, 2026.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 229 Stoners Glen Ct, Hermitage, TN 37076

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 and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Dated this the 17th day of July, 2026.

Jonathan R. Nabors

Angelia L. Nabors

STATE OF TENNESSEE
COUNTY OF WILSON

On this 17th day of July, 2026, before me personally appeared Jonathan R. Nabors and Angelia L. Nabors, 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 17th day of July, 2026.

Notary Signature
My commission expires: 2/25/30



Certificate of Authenticity

I, Joshua A. Terry, 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 7/17/26.

Affiant Signature – Joshua A. Terry

7/20/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 7/20/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27