Karen Johnson Davidson County
Batch# 1451263 DEEDWARR
07/23/2026 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260723-0067040

This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9620-AJ

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

RINI FARRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-10-2030

Subscribed and sworn to before me, this the 22nd day of July, 2026.

Notary Public
My Commission Expires: 02/10/2030

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Julie Loyd 870 W. Sharpe Ave Nashville, TN 37206	New Owneer	082-04-0-196.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Emily Buckingham, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Julie Loyd and Adam Stanley, wife and husband,** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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. 87 and the Easterly 16 feet of Lot No. 88 on the Map of Thornby Place of record in Plat Book 332, Page 3, in the Register's Office for Davidson County, Tennessee; said Lot No 87 and Part of Lot No. 88 from together 66 feet on the Southerly side of West Sharpe Avenue formerly Osage Street and runs back between parallel lines 147 feet more or less to an alley.

Being the same property conveyed to Emily Buckingham, an unmarried woman by Warranty Deed from Adam Grover and Farrah Usmani, husband and wife of record in Instrument No. 20201103-0128109 Register's Office for Davidson County, Tennessee, dated October 29, 2020 and recorded on November 03, 2020 and Scrivener's Affidavit recorded on December 10, 2020, recorded in Instrument No. 20201210-0144406. Adam Stanley joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

Adam Stanley joins in this conveyance to transfer any and all interests he may have in the property whether marital or otherwise.

This is improved property located at: **870 West Sharpe Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2026.

GRANTOR:

Emily Buckingham

Adam Stanley

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily Buckingham and Adam Stanley, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of July, 2026.

Notary Public
My Commission expires: 1/22/30

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 22, July 2026.

Custodian's Signature — Date: 07/23/2026

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 23 day of July 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY