39B

Karen Johnson Davidson County
Batch # 1451887 DEEDWARR
07/27/2026 02:19:02 PM 2 pgs
Fees: $13.00 Taxes: $2,793.50
20260727-0068199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $755,000.00.

Affiant

Subscribed and sworn to before me, this July 23, 2026.

Notary Public

My commission expires: 5/12/30

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Maranda Blanton	United Wholesale Mortgage	171-03-0A-203.00-CO
1501 Daphne Pl AKA 5417 Fredericksburg Way W	585 South Boulevard E,	
Brentwood, TN 37027	Pontiac, MI 48341	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Alicia Stallings and Damilola Phillips, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Maranda Blanton, a single woman, as sole owner

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Section Seven, Fredericksburg, of record in Book 7900, page 509, as amended in Book 9700, page 405, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description

Being the same property conveyed to Alicia Stallings and Damilola Phillips, wife and husband by Warranty Deed from Raul Faura and wife, Esther Faura of record in Instrument No. 20220524-0059946 Register's Office for Davidson County, Tennessee, dated May 16, 2022 and recorded on May 24, 2022.

This is [x] improved [ ] unimproved property known as 1501 Daphne Pl AKA 5417 Fredericksburg Way W, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 23rd day of July, 2026

Alicia Stallings

Damilola Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alicia Stallings and Damilola Phillips, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of July 2026.

Notary Public
My Commission Expires: _____

Lenders Title Company File No. TN-2603684-7524

