THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17641-BW	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 755,000.00. Corinne Coats Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July, 2026. Notary Public MY COMMISSION EXPIRES: 12/19/28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1453027 DEEDWARR
07/31/2026 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20260731-0070876

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sawyer Clemmons and Abigail Clemmons	New American Funding, LLC	160-11-0B-007.00-CO
908 Stone Box Ct	1 MacArthur Place Suite 800	
Brentwood, TN 37027	Santa Ana, CA 92707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **William E. Rudolph and Lucy T. Rudolph, Co-Trustees of The Rudolph Family Revocable Living Trust dated January 13, 2026**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sawyer Clemmons and Abigail Clemmons, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Stone Box Creek, A Planned Unit Development, as of record in Book 6900, Page 103, as corrected by Surveyor's Certificate of Correction of record in Book 7048, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William E. Rudolph and wife, Lucy T. Rudolph by Warranty Deed from Jay M. Cochran and wife, Lisa C. Cochran of record in Book 10677, Page 57, Register's Office for Davidson County, Tennessee, dated November 05, 1997 and recorded on November 07, 1997.

Being the same property conveyed to William E. Rudolph and Lucy T. Rudolph, Co-Trustees of The Rudolph Family Revocable Living Trust Agreement dated January 13, 2026 by Quitclaim Deed from William E. Rudolph and wife, Lucy T. Rudolph of record in Instrument No. 20260113-0003233 Register's Office for Davidson County, Tennessee, dated January 13, 2026 and recorded on January 13, 2026.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **908 Stone Box Ct, Brentwood, TN 37027**

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 do 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.

Witness our hands this the 27 day of July, 2026.

The Rudolph Family Revocable Living Trust dated January 13, 2026

BY: _____
William E. Rudolph, Co-Trustee

BY: _____
Lucy T. Rudolph, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William E. Rudolph, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee of The Rudolph Family Revocable Living Trust dated January 13, 2026, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and official seal this the 27 day of July, 2026.

My Commission expires: 7/3/28

_____
Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lucy T. Rudolph, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of The Rudolph Family Revocable Living Trust dated January 13, 2026, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and official seal this the 27 day of July, 2026.

My Commission expires: 7/3/28

_____
Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 28. 2026

Affiant Signature

30th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

