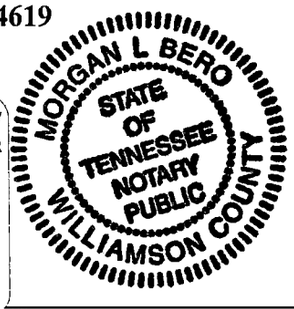
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260554619

Karen Johnson Davidson County
Batch # 1459552 DEEDWARR
08/14/2026 09:16:44 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260814-0075857



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of August, 2026.

Notary Public
My Commission Expires: 7.17.27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen L. Jones 401 Fieldcrest Dr Nashville TN 37211	New Owner	Tax Parcel ID No. 146-08-0-179.00-000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie Marlin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen L. Jones, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 354 on the Map of Section Five, Crieve Hall Estates, as record in Book 2133, Page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie Marlin by Quit Claim Deed from Stephanie Burnett of record in Instrument No. 20250226-0014197 Register's Office for Davidson County, Tennessee, dated February 24, 2025 and recorded on February 26, 2025.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 911, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2277, Page 110, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 401 Fieldcrest Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 13th day of August, 2026.

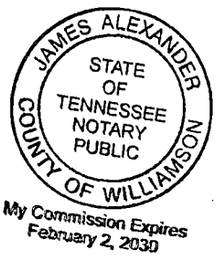
Stephanie Marlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Marlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2026.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, J. Trent Lehman, 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 8/13/2026.

Date

Affiant Signature

8/13/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of August, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

