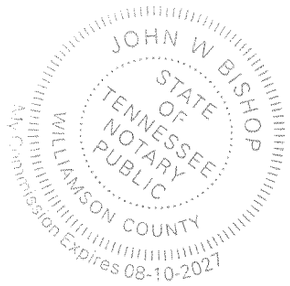
Karen Johnson Davidson County
Batch# 1460102 DEEDWARR
08/17/2026 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260817-0076616

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Samantha Gesel Affiant Subscribed and sworn to before me, this August 12, 2026. Notary Public My commission expires:

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
Samantha Ann Gesel and Darianna LaJoi Terry	Legacy Home Loans, LLC DBA Steadfast Mortgage	
1624 Branch Street, Unit 108	408 Highway 76	072-15-2F-002.00-CO
Nashville, TN 37216	White House, TN 37188	

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

Shawn C. Hartsell, a single man, and Jessica Hartsell, a single woman

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

Samantha Gesel, and Darianna LaJoi Terry, a married couple

(hereinafter called the "Grantees"), their 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 Unit 1624 of the 1622 Branch Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170222-0017594, an amendment of Instrument No. 20171018-0106763 and Instrument No. 20181030-0107249 and being shown on Plat attached thereto as Exhibit "B," in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shawn C. Hartsell and Jessica Hartsell, husband and wife by Warranty Deed from Weekley Homes, LLC of record in Instrument No. 20181101-0108251 Register's Office for Davidson County, Tennessee, dated October

29, 2018 and recorded on November 01, 2018 and Affidavit of Scrivener's Error recorded on January 28, 2019, in Instrument No. 20190128-0008107.

The said Shawn C. Hartsell and Jessica Hartsell having since divorced as of July 22, 2025, per a certain Final Decree of Divorce filed on July 22, 2026 as Docket No. 25D518.

This is [X] improved [ ] unimproved property known as 1624 Branch Street, Nashville, TN 37216

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 Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have 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 Grantees.

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 COVENANTS and binds themselves, their 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this 12th day of August, 2026.

Shawn C. Hartsell

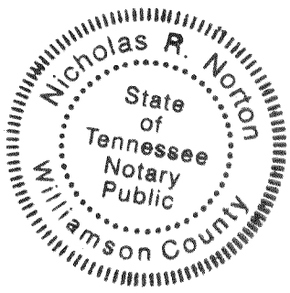
Jessica Hartsell

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, Shawn C. Hartsell and Jessica Hartsell, the bargainor(s), 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 12th day of August, 2026.

Notary Public
My Commission Expires: 2-2-2030



Lenders Title Company File No. TN-2601508-7524

True Copy Certification

I, **Tammy Carney,** 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 this the 12 day of August, 2026.

Affiant Signature
Date 8-12-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027