Karen Johnson Davidson County
Batch# 1464428 DEEDWARR
08/26/2026 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20260826-0079044

WARRANTY DEED

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lacey Talia Annette Stone and Alexandra Michelle Guerriero	Union Home Mortgage Corp	075-07-0-199.00
(NAME)	(NAME)	
705 Rachels Trail	8241 Dow Cir W	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Strongsville, OH 44136	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we James Donovan Allen Jr., a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Lacey Talia Annette Stone, an unmarried woman and Alexandra Michelle Guerriero, an unmarried woman, as joint tenants with right of survivorship, hereinafter called the GRANTEE(S), his/her/their 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. 24A on the plan of Rachels Square Section Two Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 40, 41, 42, 43, 45, 46 and 48, as shown by plat of record in Plat Book 6250, Page 540, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Donovan Allen Jr., a single man by Warranty Deed from Mark Hodgkins, a married man, dated 09/10/2021, of record in Instrument No. 20210913-0122442, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 705 Rachels Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

NotaryCam Doc ID: d3eb830b-3621-4f79-8c32-9a9ba0b5bdff

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of August, 2026.

James Donovan Allen Jr.

James Donovan Allen Jr.

State of Florida

County of St. Johns

Personally appeared before me, via audio/visual communication, the undersigned, a Notary Public in and for said County and State, the within named James Donovan Allen Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of August, 2026.

Notary Public: Dawn M. Glebe
My Commission Expires: 4/19/2027

DAWN M GLEBE
Notary Public - State of Florida
Commission # HH 389110
My Comm. Expires Apr 19, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

NotaryCam Doc ID: d3eb830b-3621-4f79-8c32-9a9ba0b5bdff

202608260079044

CERTIFICATE OF AUTHENTICITY

I, Madeline Castro, do hereby make oath that I am licensed attorney and/or 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 the law on 8-20-26.

Madeline Castro

AFFIANT

DATE: 8-21-26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 21st day of August, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027