WARRANTY DEED

Karen Johnson Davidson County
Batch# 1466802 DEEDWARR
09/02/2026 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,787.10
20260902-0081002

2026-07-4430

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 day of August, 2026.

(Affix Seal) Notary Public

My Commission Expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark Andrew Stabin 7404 Harness Drive Nashville, TN 37221	NEW OWNER **Property**	Map/Parcel 142-02-0-177

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Traci Lynn Behling fka Traci L. Lyman, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Andrew Stabin, unmarried man,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 222, on the Plan of Cross Timbers, Section 4, as of record in Book 4175, Page 54, as amended in Book 4345, Page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Traci L. Lyman, unmarried by Warranty Deed from James C. Carter, Jr. and Steve Steakley of record in Instrument No. 20150206-0011180 Register's Office for Davidson County, Tennessee, dated February 03, 2015 and recorded on February 06, 2015.

Being the same property conveyed to Traci L. Behling, unmarried by Quit Claim Deed from Traci Lynn Behling fka Traci L. Lyman, unmarried of record in Instrument No. 20230103-0000078 Register's Office for Davidson County, Tennessee, dated December 21, 2022 and recorded on January 03, 2023.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 7404 Harness Drive, Nashville, TN 37221.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the _____ day August, 2026.

Traci L. Behling

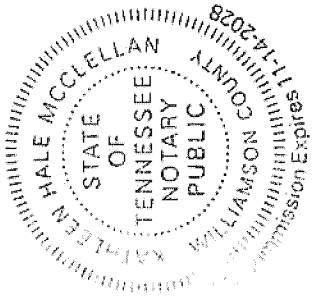
Traci L. Behling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21 day of August, 2026, before me personally appeared Traci L. Behling, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of August, 2026.

Notary Signature
My commission expires:





Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Krystal Schuster, 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 **8/21/26**.

Date

Affiant Signature

8/21/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **21** day of **August**, 20**26**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)