2026-2186-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1467980 DEEDWARR
09/03/2026 02:03:56 PM 2 pgs
Fees: $13.00 Taxes: $1,701.63
20260903-0082013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$459,900.00.**

Jacob Ward Bradford
Affiant

Subscribed and sworn to before me this 31st day of August 2026

Notary Public
My Commission expires:
(Affix Seal)

CHRISTY WIVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-12-2030

THIS INSTRUMENT PREPARED BY
BNT Escrow LLC, 6700 Tower Circle, Suite 330, Franklin, TN 37067

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ashley Dawn Stephenson	Fifth Third Bank, National Association	052-12-0-008
710 River Pass	P.O. Box 630170	
Madison, TN 37115	Cincinnati, OH 45263	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ashley Dawn Stephenson and Jacob Ward Bradford, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 26 on the Map of Marlin Meadows, Section Ill, as of record in Book 2133, Page 26, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Said Lot No. 26 fronts 200 feet on the westerly side of River Pass and extends back between line 318.9 feet on the northerly line and 180 feet on the southerly line to a dead line in the rear on which it measures 242 .4 feet.

Being the same property conveyed to Wanda Williams, an unmarried woman by Warranty Deed from Shirley Mirenda, an unmarried woman dated December 24, 2025, of record Instrument Number, 202512300103517, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years.**
2. **All matters of record on plat of record in Book 2133, Page 26, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **710 River Pass, Madison, TN 37115.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the

afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 31st day of August, 2026.

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 31st day of August, 2026.

Notary Public
My commission expires 7/29/30

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY