WARRANTY DEED

Karen Johnson Davidson County
Batch# 1468589 DEEDWARR
09/03/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260903-0082158

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $340,000.00.

Affiant

Subscribed and sworn to me on 09/01/26.

NOTARY PUBLIC

My Commission Expires: 9/3/29

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Vanessa Small 104 Sylvan Glen Court Nashville, TN 37209	SAME AS NEW OWNER	091 16 0A 104.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas M. Stocker, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Vanessa Small, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 104 on the Plan of Phase I, SYLVAN GLEN CONDOMINIUMS, of record as Exhibit "C" to Master Deed of record in Book 7249, Page 494, as amended in Book 7346, Page 974, 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 Thomas M. Stocker, unmarried, by Warranty Deed from Mitchel L. Weiss, unmarried, of record in Instrument No. 20120604-0047933, in the Register's Office of Davidson County, Tennessee, dated May 31, 2012 and recorded on June 04, 2012.
>
> This is improved property known as 104 Sylvan Glen Court, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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

Witness my hand this 09/01/26.

Thomas M. Stocker

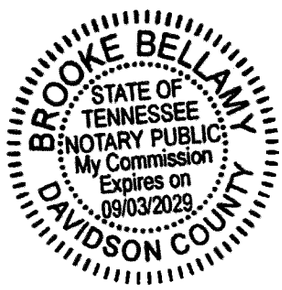
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/01/26, before me personally appeared Thomas M. Stocker, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my **hand** and official seal on 09/01/26.

NOTARY PUBLIC

My Commission Expires: 9/3/29



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on September 1st, 2026.

John Cobb Rochford

September 1st, 2026

Date

State of Tennessee

County of Davidson

Personally appeared before me Katherine Cooper, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on September 1st, 2026.

Katherine Cooper



My Commission Expires: 07/02/29