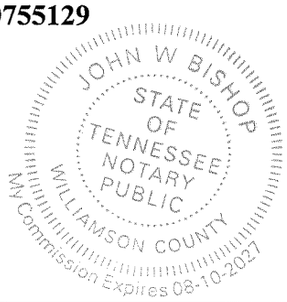
Karen Johnson Davidson County
Batch# 1468711 DEEDWARR
09/04/2026 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20260904-0082342

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755129** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $407,000.00. Affiant Subscribed and sworn to before me, this 1st day of September, 2026. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Aaron C. Stevens and Danielle L. Craig 923 Shauna Drive Nashville TN 37214	Send Tax Bills To: Old Hickory Credit Union 410 Donelson Pike Attn: Real Estate Dept. Nashville, TN 37214	Tax Information: Tax Parcel ID No. 108 02 0 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Connor H. Bailey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron C. Stevens, an unmarried man, and Danielle L. Craig, an unmarried woman, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27, on the Map of MALVIN HEIGHTS, of record in Plat Book 2330, Page 83, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Connor H. Bailey, an Unmarried Man, by Warranty Deed from William Garrett Carr and Lindsay Ederheimer, of record in Instrument No. 20220909-0101085, in the Register's Office of Davidson County, Tennessee, dated September 07, 2022, and recorded on September 09, 2022.

Alyssa Bailey joins in this instrument for the purpose of conveying any and all interest in said property, marital, or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MALVIN HEIGHTS, as recorded in Plat Book 2330, Page(s) 83.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2538, Page 156.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5580, Page 25.

This is improved property located at 923 Shauna Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2026.

Connor H. Bailey

Alyssa Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Connor H. Bailey and Alyssa Bailey, 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.

Witness my hand, at office, this 1st day of September, 2026.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

True Copy Certification

I, **Tonya Cherry,** 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 1 day of September, 2026.

Affiant Signature

Date 9/1/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

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