Karen Johnson Davidson County
Batch# 1468921 DEEDWARR
09/04/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260904-0082624

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $470,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2026

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Khiem Ly **Truc Le**	**PennyMac Loan Services, LLC**	**114070B11500CO**
1264 W Running Brook Rd	**3043 Townsgate Rd., Suite 200**	
Nashville, TN 37209	**Westlake Village, CA 91361**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michael J Stewart, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Khiem Ly and Truc Le, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 103, Plan of Section Four, Westchase, of record in Instrument No. 20040204-0013784, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Michael J Stewart, by Quitclaim Deed from April A Stewart, dated May 17, 2013, of record in Instrument No. 20130522-0051917, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael J Stewart and April A Stewart, husband and wife, by Warranty Deed from NVR, Inc, a Virginia corporation T/A Fox Ridge Homes, dated April 25, 2005, of record in Instrument No. 20050505-0050276, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement for the flow of a creek as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

Declaration of Covenants, Covenants, Conditions, and Restrictions for Westchase (Fee-Simple Residential Lot Development) of record as Instrument #20021126-0146387, said Register's Office.

Agreement for Dedication of Sewer Line Easement of record as Instrument #20021028-0131574, said Register's Office.

Easement of record as Instrument #20021104-0134795, said Register's Office.

Outconveyance to Karl E. Haury, Jr., of record as Instrument #20021028·0131572, said Register's Office.

HOA Common Area Quitclaim Deed of record in Instrument No. 20060921-0117333, said Register's Office.

HOA Rules and Regulations of record in Instrument No. 20151210-0124243 & Instrument No. 20160308-0021966, said Register's Office.

Comcast Easement of record in Instrument No. 20100219-0012994, said Register's Office.

The lien of 2026 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1264 W Running Brook Rd, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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.

Michael J Stewart Date: 8/31/26

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael J Stewart, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August 2026.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 8/31/26 (date of document).

Affiant Signature

9/2/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of September 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

