Karen Johnson Davidson County
Batch# 1470835 DEEDWARR
09/10/2026 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $7,211.30
20260910-0083996

WARRANTY DEED

(SEAL)
APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,949,000.00.

Courtney Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: 12/19/28

File #26-TL-5621-CP

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel L. Stubblefield and Barbara Stubblefield	New Owner	
(NAME)	(NAME)	**160-14-0J-003-00**
5621 Valley View Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

NASHVILLE 12 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DANIEL L. STUBBLEFIELD AND BARBARA STUBBLEFIELD, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3 (also shown as Unit No. 5621) of HOMES AT STONEWALL WAY & VALLEY VIEW ROAD, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT STONEWALL WAY & VALLEY VIEW ROAD, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20231206-0094237, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT STONEWALL WAY & VALLEY VIEW ROAD, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20231206-0094237, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Nashville 12, LLC, a California Limited Liability Company, by Quitclaim Deed from WDI, LLC, a California Limited Liability Company, of record in Instrument No. 20240216-0010889, in the Register's Office of Davidson County, Tennessee, dated February 15, 2024 and recorded on February 16, 2024. Also see Scrivener's Affidavit of record in Instrument No. 20240227-0013279, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to WDI, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from WDI, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231229-0100016, in the Register's Office of Davidson County, Tennessee, dated December 22, 2023 and recorded on December 29, 2023. Also see Scrivener's Affidavit of record in Instrument No.20240216-0010700, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to WDI, LLC, a California Limited Liability Company, by Warranty Deed from Creative REI, LLC, of record in Instrument No. 20230516-0036458, in the Register's Office of Davidson County, Tennessee, dated May 03, 2023 and recorded on May 16, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD GARDENS, as recorded in Plat Book 1130, Page(s) 16 and RE-SUBDIVISION OF LOTS 50, 51, 52, 53, 54, & NORTH 1/2 OF LOT 49, BRENTWOOD GARDENS as of record in Plat Book 3842, Page 61.

* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20231206- 0094237.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4020, Page 59 and Amended in Instrument No. 20070329-0037835.
* Easement for Anchor, recorded in in Instrument No. 20070416-0045122.
* Easement for Pipeline and Temporary Construction, recorded in Instrument No. 20241106-0086393.
* Easement for Ingress and Egress, Shared Access, & Utilities, recorded in Instrument No. 20250103-0000612.
* Electrical permits of record in Book 7789, Page 440 and Book 7791, Page 641.
* Plumbing permit of record in Book 8316, Page 818.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 5621 Valley View Road, Brentwood, TN 37027.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 24th day of July, 2026.

Nashville 12 LLC, a California Limited Liability Company

By:_____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Loy Carney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Nashville 12 LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal this 24th day of July, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

TAMMY L CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 24. 2026

Affiant Signature

26th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028