Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
70 Burton Hills Blvd., Suite 150
Nashville, TN 37215

Karen Johnson
Batch # 1471551
09/10/2026 12:36:28 PM
Fees: $18.00 Taxes: $986.05

Davidson County
DEEDWARR
3 pgs

20260910-0084119

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1109

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Andre Lindal	Andre Lindal	160-14-0C-031.00-CO
(NAME)	(NAME)	
731 Fox Ridge Drive	731 Fox Ridge Drive	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Six Thousand Five Hundred And No/100 Dollars ($266,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHERINE M. STUBBLEFIELD, UNMARRIED AND LINDA D. GARRISON STUBBLEFIELD, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDRE LINDAL, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davison County, Tennessee being Unit No. 731 of Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, established by Master deed of record in Book 5818 at Page 915, and as amended in Book 5868, Page 70 and Instrument No. 20240607-0042854, the Plat of which is of record in Plat Book 5200 at Page 376, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda D. Garrison, unmarried, and John T. Garrison, a married person by Warranty Deed from James Frank Gregg, Jr., unmarried of record in Book 6152, Page 225, Register's Office for Davidson County, Tennessee, dated October 05, 1983 and recorded on October 06, 1983.

Being the same property conveyed to Linda D. Garrison, unmarried, and Charlotte L. Garrison, unmarried, as joint tenants with rights of survivor ship by Quitclaim Deed from Linda D. Garrison, unmarried, and John T. Garrison, unmarried of record in Book 6976, Page 439, Register's Office for Davidson County, Tennessee, dated August 26, 1986 and recorded on September 11, 1986.

Being the same property conveyed to Linda D. Garrison Stubblefield by Quitclaim Deed from Charlotte L. Garrison, unmarried of record in Instrument No. 20040917-0112073, Register's Office for Davidson County, Tennessee, dated September 15, 2004 and recorded on September 17, 2004.

Being the same property conveyed to Linda D. Garrison Stubblefield, married, and Katherine M. Stubblefield, unmarried by Quitclaim Deed from Linda D. Garrison Stubblefield, married of record in Instrument No. 20200908-0101990, Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on September 08, 2020.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 731 Fox Ridge Drive, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness our hands this 4th day of September, 2026.

Katherine M. Stubblefield

Linda D. Garrison Stubblefield

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Katherine M. Stubblefield and Linda D. Garrison Stubblefield, 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 and official seal at office, this 4th day of September, 2026.

Notary Public
My commission expires: 3-23-27

AMELIA SWANSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 _____, 2_____.

Affiant Signature _____

_____, 2_____

State of Tennessee
County of Williamson

Sworn to and subscribed before me this _____ of _____ 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: _____