Karen Johnson Davidson County
Batch# 1471985 DEEDWARR
09/11/2026 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,434.60
20260911-0084623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $658,000.00.

Affiant

Subscribed and sworn to before me, this September 10, 2026.

Notary Public

My commission expires: 11/14/2028

(Notary Stamp)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stephen C. Heroux	Standard Mortgage Capital, LLC	085-04-0A-462-00-CO
4957 Riverbank Dr	53 NW 100th Ave.	
Hermitage, TN 37076	Plantation FL 33324	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kirk D. Donovan and Stacey Donovan, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Stephen C. Heroux a Single Man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 462, on the plan of Final Plat The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 2, Section 2 Planned Unit Development, as shown on plat of record in Instrument 20190211-0012587, in the Register's Office, Davidson County, state of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kirk D. Donovan and Stacey Donovan, husband and wife by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20200127-0009539 Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on January 27, 2020.

This is [X] improved [ ] unimproved property known as 4957 Riverbank Dr, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 10th day of September, 2026.

Kirk D. Donovan

Stacey Donovan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kirk D. Donovan and Stacey Donovan, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of September, 2026.

Notary Public
My Commission Expires: 9/9/26

Michelle W. Kendig
State of Tennessee Notary Public
Williamson County

Lenders Title Company File No. TN-2603875-7524

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 9/10, 2026

9/10/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 10TH day of September, 2026.

Notary's Signature

My Commission Expires 4/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY