WARRANTY DEED *This instrument prepared by*: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3667896 *Return to:* Karen Johnson Davidson County Batch# 1472219 DEEDWARR 09/14/2026 10:16:30 AM 5 pgs Fees: $28.00 Taxes: $1,739.00 20260914-0085007	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value for this transfer, whichever is greater, is $ 470,000.00. Affiant Subscribed and sworn to me, this the _____ day of September, 20 26. Notary Public My commission expires: 8/21/27
Property Address: 575 Green Lane Whites Creek, TN 37189	Parcel ID: 049-14-0B-001.00
Property owner: Craig S. Candage, Jr.	Mail tax bills to: Movement Mortgage, LLC 8024 Calvin Hall Road Indian Blvd, SC 29707

KELLIE L. PARSONS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INDENTURE is made effective the 10th day of September, 2026 by Luke Stager, single, First Party, for the purpose of conveying the premises described herein to Craig S. Candage, Jr. **, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

** a single man

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable co,nsideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

"See Attached Legal Description "Exhibit A"

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the afore-described real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20210112-0005103 and The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Homes at 573 Green Lane, Lot I, of record at Instrument No. 20210128-0012393 in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2026, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF, the said First Party have hereunder set their hand and seal the day and year first above written.*

Luke Stager

STATE OF Florida)
COUNTY OF Palm Beach)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, Luke Stager, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained. He produced a Tennessee drivers license as identification 127589950 Exp 01/21/2029

WITNESS MY HAND AND SEAL AT OFFICE, in Palm Beach County, this the 3 day of November, 2025.

Notary Public State of Florida
Pierre Schoolar
My Commission HH 502720
Expires 03/11/2028

NOTARY PUBLIC

My Commission Expires: March 11, 2028

Exhibit A

Being a certain private element unit situated within Davidson County, Tennessee, and further known as Unit A, together with the appurtenant common elements of Homes at 573 Green Lane, Lot 1, created under Title 66, Section 27- 101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 573 Green Lane, Lot 1, a horizontal property regime with private elements, of record at Instrument No. 20210128-0012393, 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 573 Green Lane, Lot 1, provided in said Declaration, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, the boundary plan of record at Instrument No. 20210112-0005103, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Luke Stager, by Warranty Deed dated February 22, 2022 from Tier One Investments, LLC, a Tennessee limited liability company, recorded at Instrument No. 20220225-0021832, in the Register's Office for Davidson County, Tennessee.

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Tennessee Certification of Electronic Document

I, Emma Howard, 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 (date of document).

Emma Howard
Affiant Signature

9/10/2026
Date

State of Tennessee
County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL