RECORDING INFO	STATE OF TENNESSEE) COUNTY OF Wilson)
Karen Johnson Davidson County Batch# 1474037 DEEDWARR 09/16/2026 11:04:30 AM 4 pgs Fees: $23.00 Taxes: $1,202.50 20260916-0086032	The actual consideration for this transfer or value of property transferred (whichever is greater) is $325,000.00. Affiant Sworn to and subscribed before me this 9th day of September, 2026. Notary Public My Commission Expires:
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

TAYLOR CLARKE TENNESSEE NOTARY PUBLIC My Comm Exp. May 28, 2030 COUNTY OF WILSON

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Benjamin A. Singer and Emma Elizabeth Singer 1208 Sussex Ct Nashville, TN 37207	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	041-11-0-074.00

THIS GENERAL WARRANTY DEED is made and effective as of the 9th day of September, 2026 (the "***Effective Date***"), by and between:

SHERRY DRESSER, married, and SHEENA DEBRA SCHWERTZER, married ("*Grantor*"); and

BENJAMIN A. SINGER and EMMA ELIZABETH SINGER, husband and wife ("*Grantee*").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 344 on the Plan of Bellshire Estates, Section A of record in Plat Book 2331, Page 115 and 116, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 344 fronts 136 feet on the Northeasterly side of Sussex Court and extends back 225 feet on the Southeasterly line, and 232.6 feet on the Northwesterly line to a dead line on which it measures 139 feet.

Being the same property conveyed to George V. Nolen and wife, Joedith Nolen, by Warranty Deed from Albert Tolbert Jr. and wife, Barbara E. Tolbert, of record in Book 3889, Page 604, Register's Office for Davidson County, Tennessee, dated May 5, 1965 and recorded on May 11, 1965.

The said George V. Nolen and Joedith Nolen were divorced on or about September 22, 1977. See Final Divorce Decree, Case No. 86281, Circuit Court for Davidson County, Tennessee, at Nashville, of record in Book 5203, Page 922, Register's Office for Davidson County, Tennessee, dated September 22, 1977 and recorded on September 30, 1977.

See Also Affidavit of Heirship recorded in Book 11430, Page 673, Register's Office for Davidson County, Tennessee.

The Last Will and Testament of George V. Nolen (in Book 11430, page 671) devised his property to his

wife, Pam A.Nolen, a life estate interest in the property located at 1208 Sussex Court, Nashville, Tennessee, and his daughters Debbie Schwertzer and Sherry Dresser, as to the remainder. The said Pam Nolen died 01/23/2026.

The property being conveyed herein is not the primary residence of the Grantors herein nor their spouses.

This is improved property commonly known as 1208 Sussex Ct, Nashville, TN 37207.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Rights or claims of parties in possession not shown by the public records.

2. Easements or claims of easements not shown by the Public Records.

3. Subject to all matters shown on the Plan of record in Plat Book 2331, Page(s) 115 and 116, Register's Office for Davidson County, Tennessee.

~~4. Restrictions of record in Book 2558, Page 193, Register's Office for Davidson County, Tennessee.~~

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Sherry Dresser

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, SHERRY DRESSER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2026.

Notary Public

MIREILLE J. CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 8, 2028

My Commission Expires: 3/8/2028

GRANTOR:

Sheena Debra Schweitzer

Sheena Debra Schweitzer

STATE OF MASSACHUSETTS)
COUNTY OF Worcester)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, SHEENA DEBRA SCHWEITZER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2026.

Notary Public

My Commission Expires: 02/11/2033

KRISTINA M GIUDICI
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires 02/11/2033

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 9-9-26.

Affiant Signature

9-9-26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 9 day of Sept, 2026.

Notary Signature
My commission expires: _____

TAYLOR CLARKE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 28, 2030
COUNTY OF WILSON