NEW OWNER:
JENNIFER ELLUZ D'ANDREA
1872 STONEWATER DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
CROSSCOUNTRY MORTGAGE, LLC
2160 SUPERIOR AVENUE
CLEVELAND, OH 44114

Map & Parcel No.: 097020A49700

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 26-1432

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1475363
09/21/2026 09:34:45 AM DEEDWARR
Fees: $18.00 Taxes: $1,905.50 3 pgs
20260921-0087359

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Fifteen Thousand and 00/100 Dollars ($515,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRAEDEN CHANCE VERBLE and JULIANNA MACKENZIE VERBLE , husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JENNIFER ELLUZ D'ANDREA, a single woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 497 on the Final Plat of Villages of Riverwood, Section One, Phase 6C, as shown on the plat of the same of record in Instrument No. 20160129-0008909, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JULIANNA MACKENZIE DEAL, an unmarried woman and BRAEDEN CHANCE VERBLE, an unmarried man, as tenants in common with rights of survivorship by Warranty Deed from Chintan A. Desai and Nisha Patel Desai, husband and wife, dated August 6, 2021, and of record in Instrument No. 20210811-0108107, Register's Office for DAVIDSON County, Tennessee. Julianna Mackenzie Deal is now known as Julianna Mackenzie Verble by subsequent marriage to Braeden Chance Verble.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **1872 STONEWATER DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20160129-0008909, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 17th day of September, 2026.

BRAEDEN CHANCE VERBLE

JULIANNA MACKENZIE VERBLE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRAEDEN CHANCE VERBLE and JULIANNA MACKENZIE VERBLE** , 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.

WITNESS my hand and official seal at office this ~~16th day of September,~~ 2026.

NOTARY PUBLIC

My commission expires:



****

The actual consideration or value, whichever is greater, for this transfer is **$515,000.00**.

AFFIANT

Sworn to and subscribed to before me this 17th day of September, 2026.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2029