Karen Johnson Davidson County
Batch# 1478436 DEEDWARR
09/28/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260928-0089761

WARRANTY DEED

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/22/30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris M. Oliver, Attorney, Advance Title of Murfreesboro, Inc.
1500 Medical Center Pkwy, 2nd Floor, Suite L, Murfreesboro, TN 37129

File No.: 2026-80659

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Alison Fuqua and Wanda Haddock	**Same as New Owner**	
(NAME)	(NAME)	
110 Bakertown Rd		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Five Thousand And No/100 Dollars ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CRYSTAL C. STONE, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALISON FUQUA, AN UNMARRIED WOMAN, AND WANDA HADDOCK, AN UNMARRIED WOMAN,** 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 lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING a portion of Lot No. 2, on the Plan of Overby Hill, as shown by plat appearing of record in Book 8250, page 661, of the Register's Office of Davidson County, Tennessee, and now known as Unit 2, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions establishing Bakertown

Road Townhomes, a Planned Unit Development created pursuant to the horizontal property, appearing of record in Instrument No. 20100816-0064415, of the Register's Office of Davidson County, Tennessee.

BEING the property conveyed to Crystal C. Stone, married, by Warranty Deed from R.J. York Homes, LLC, dated August 15, 2012, appearing of record in Instrument No. 20120816-0073627, of the Register's Office of Davidson County, Tennessee. Derek Stone, husband of Crystal Stone, joins in the execution of this deed for the purpose of releasing any marital rights they may have in the property.

unimproved ☐
This is improved ☐ property, known as 110 Bakertown Rd, Antioch, TN 37013
(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 28th day of September, 2026.

Crystal C. Stone
Crystal C. Stone

Derek Stone
Derek Stone

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 28th day of September, 2026, before me personally appeared Crystal C. Stone and Derek Stone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Macy Hunter
Notary Public

Printed Name: Macy Hunter

My Commission Expires: 2/17/2030

MACY HUNTER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Christian Reynolds, 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 **September 28, 2026**.

Date

Affiant Signature

September 28, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28** day of **September**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)