Karen Johnson Davidson County
Batch# 1478980 DEEDWARR
10/01/2026 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20261001-0090381

WARRANTY DEED

File #26-TC-5640-WG

(SEAL)

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 11-25-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Griffin Boone King	**NEW OWNER**	
(NAME)	(NAME)	
5640 Stoneway Trail		**103-06-0-187**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT ST. CHARLES AND ERIN MARTIN, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GRIFFIN BOONE KING, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of BROOKSIDE COURTS ADDITION NO. 3 of record in Plat Book 1835, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel 2:

An easement for ingress and egress of record in Book 8905, Page 987 and Book 10050, Page 988, Register's Office of Davidson County.

Being the same property conveyed to Robert St. Charles and Erin Martin, husband and wife, by Warranty Deed from Janet Sterchi, a single woman, of record in Instrument No. 20200818-0092659, in the Register's Office of Davidson County, Tennessee, dated August 12, 2020, and recorded on August 18, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURTS ADDITION NO. 3, as recorded in Plat Book 1835, Page(s) 107.
* Easement for Ingress and Egress, recorded in Book 8905, Page 987 and Book 10050, Page 988.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5640 Stoneway Trail, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 29th day of September, 2026.

Robert St. Charles

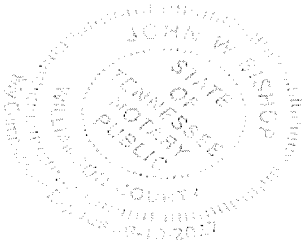
Erin Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2026, before me personally appeared Robert St. Charles, 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's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2026.

Notary Signature
My commission expires:

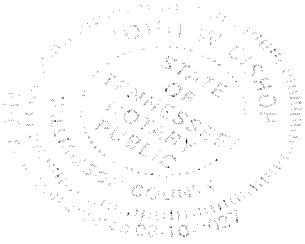


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2026, before me personally appeared Erin Martin, 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's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9-29-26.

Date

Affiant Signature

9-29-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of September 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

JESSIE ANNE STARLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029