THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260955761** HOLLY RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2026. Notary Public My Commission Expires: 03/09/27

Karen Johnson Davidson County
Batch# 1480619 DEEDWARR
10/05/2026 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20261005-0091460

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Heather Stepniewski and Dale Stepniewski 6617 Ellesmere Road, Nashville TN 37205	New Owner	Tax Parcel ID No. 129-10-0-051.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacob May, unmarried, and Lolita Hamilton, married, as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Heather Stepniewski and Dale Stepniewski, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 and the Westerly portion of Lot 48, on the Plan of West Meade Park, Inc. Section 3, of record in Plat Book 3300, Page 23, amended in Book 4204, Page 830, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning with a point on the Southeasterly margin of Ellesmere Road at the corner of Lot Nos. 49 and 50; thence with said road, Northeasterly 182.6 feet; thence South 39 degrees 30 minutes East 430.2 feet; thence South 27 degrees 41 minutes West 22.9 feet to the corner of Lot Nos. 48 and 49; thence South 81 degrees 36 minutes West 72 feet; thence South 25 degrees 51 minutes West 64.3 feet to the corner of Lot Nos. 49 and 50; thence with the same, North 45 degrees 18 minutes West 422.7 feet to the point of beginning.

Being the same property conveyed to JACOB MAY AND LOLITA HAMILTON, AS TENANTS IN COMMON, by deed from NEAL G. SPIELBERG AND TINA R. SPIELBERG, HUSBAND AND WIFE, of record in Instrument No. 20220809-0090620, dated August 4, 2022, said Register's Office.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 129-10-0-051.00.

Matters shown on the Plan of record in Plat Book 3300, page 23, amended in Book 4204, page 830, said Register's Office.

This is improved property located at 6617 Ellesmere Road, Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2026.

Jacob May by Lolita Hamilton Atty in Fact. Lolita Hamilton

Jacob May by Lolita Hamilton, his Attorney-in-Fact

Lolita Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lolita Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jacob May and that she is authorized by Jacob May to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of September, 2026.

Kate Rosenthal

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 30, 2026.

Affiant Signature

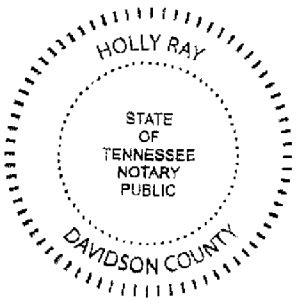
September 30, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of September, 2026.



Notary's Signature

My Commission Expires: 03/09/27