Karen Johnson Davidson County
Batch# 1483164 DEEDWARR
10/12/2026 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20261012-0093544

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File No. KS-26-3987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zach Grusznski and Shannon Sanders	Legacy Home Loans, LLC DBA Steadfast Mortgage	
(NAME) 717 Currey Road	(NAME) 1036 Stearman Drive, Ste 6	119-08-0-073.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Aaron R. Grooms, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon Sanders, an unmarried woman, and Zachary Grusznski, an unmarried man, as joint tenants with right of survivorship**, 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 in Davidson County, Tennessee, being Lot No. 10 on the Map of Section One, Glencliff Estates, of record in Book 1130, Page 56, Register's Office, Davidson County, Tennessee.

Said Lot No. 10 fronts 100 feet on the Southerly margin of Currey Road and runs back between lines which measures 476.7 feet on the East side and 476.8 feet on the West side to a line in the rear, which is a broken line, on which it measures a total of 100.3 feet.

Being the same property conveyed to Aaron R. Grooms by Warranty Deed from Billie Allison, married of record in Instrument No. 20210712-0093142 Register's Office for Davidson County, Tennessee, dated July 06, 2021 and recorded on July 12, 2021.

This is property more commonly known as 717 Currey Road, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 9th day of October, 2026.

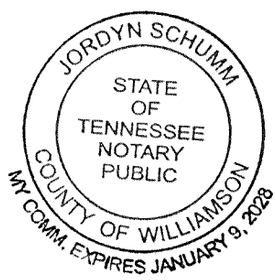
Aaron R. Grooms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 2026, before me personally appeared Aaron R. Grooms, 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 9th day of October, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 9 day of October, 2026.

Affiant Signature
Date 10/9/26

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027