Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1483485
10/13/2026 11:40:50 AM
Fees: $13.00 Taxes: $1,295.00

Davidson County
DEEDWARR
2 pgs

20261013-0093979

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PENNY BOWHALL
Notary Public - State of Florida
Commission # HH 621964
My Comm. Expires Dec 16, 2028
Bonded through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Matthew Tyler Sterban and Ry'Ann Sterban, Husband and Wife	NEW OWNER	42-4-D-1
(NAME)	(NAME)	
119A East Campbell Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20261475

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, **John Brady Warner, III and Ashley Warner, Husband and Wife** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Matthew Tyler Sterban and Ry'Ann Sterban, Husband and Wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 8th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 119A on the Declaration for Homes at 119 East Campbell Road of record in Inst. No. 20240430-0031242, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING a portion of the same property conveyed to John Brady Warner III and Ashley Warner, married, by Warranty Deed from XE Development Company, LLC, a Tennessee limited liability company, dated 04/26/2024 and filed of record in Inst. No. 20240430-0031235 and corrected in Inst. No. 20240611-0043783, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Inst. No. 20240430-0031242, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Stormwater Management Agreement of record in Inst. No. 20260602-0049344, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 119A East Campbell Road, Madison, TN 37115
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of October, 2026

John Brady Warner, III

Ashley Warner

STATE OF FLORIDA)

County OF BAY)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Brady Warner, III and Ashley Warner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of October, 2026.

Notary Public

My Commission Expires:

PENNY BOWHALL
Notary Public - State of Florida
Commission # HH 621964
My Comm. Expires Dec 16, 2028
Bonded through National Notary Assn.