WARRANTY DEED

Karen Johnson Davidson County
Batch# 1485272 DEEDWARR
10/16/2026 10:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20261016-0095075

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 1.31.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Carroll	Fifth Third Bank National Association	086-12-0E-137.00
(NAME)	(NAME)	
7420 Blue Gable Road	5001 Kinsley Dr, MD: 1MOBA8	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnati, OH 45227	
(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 considerations, the receipt of which is hereby acknowledged, **Chandler Stafford and Morgan Jane Stafford, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Carroll, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 137, on the plan of Riverbrook, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210701-0089420, amended and restated in Instrument No. 20211112-0150682, amended and restated in Instrument No. 20211207-0162045, amended in Instrument No. 20220118 0006984, Instrument No. 20220222-0019829, Supplemented in Instrument No. 20220701-0076393, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Chandler Stafford and Morgan Jane Justison, husband and wife by Special Warranty Deed from Meritage Homes of TN, Inc., an Arizona corporation, dated 05/18/2023, recorded in Instrument No. 20230519-0037616, Register's Office for Davidson County, Tennessee.

Morgan Jane Justison having since married is now known as Morgan Jane Stafford.

Morgan Jane Justison and Morgan Jane Stafford are one in the same person.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 7420 Blue Gable Road, Hermitage, TN 37076

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), his/her/their 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), his/her/their 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.

Effective the 14 day of October, 2026.

Chandler Stafford

State of ILLINOIS
County of COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chandler Stafford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of October, 2026.

Notary Public:
My Commission Expires: 4/3/30

OFFICIAL SEAL
FRANCES J JACKSON
Notary Public, State of Illinois
Commission No. 533925
My Commission Expires
April 03, 2030

File No.: 3034676
Warranty Deed TN

Morgan Jane Justison aka Morgan Jane Stafford

Morgan Jane Justison aka Morgan Jane Stafford

State of Illinois
County of Sangamon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morgan Jane Justison aka Morgan Jane Stafford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of October, 2026.

Notary Public: Landon J Getz
My Commission Expires: 03-14-2030

Official Seal
LANDON J GETZ
Notary Public, State of Illinois
Commission No. 871741
My Commission Expires March 14, 2030

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202610160095075

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 October 16, 2026.

Lissa Groom
Affiant
Date: 10/16/2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16 day of October, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON