Karen Johnson Davidson County
Batch# 1485352 DEEDWARR
10/16/2026 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,996.00
20261016-0095221

**WARRANTY DEED**

Andrew Suzore State of Tennessee Notary Public Davidson County

File No. AP-26-3923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,080,000.00

AMP
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2026

Notary Public

MY COMMISSION EXPIRES: 5/8/28
(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 |
|---|---|---|
| Charles Michael Robinson and Leah Selvig | **New Owner** | |
| (NAME) 1104 Riverside Road | (NAME) | 044-15-0-410.00 |
| (ADDRESS) Old Hickory, TN 37138 | (ADDRESS) | |
| (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, **Robert Stoppenbach and Carolyn Kluser Stoppenbach, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Michael Robinson and Leah Selvig, husband and wife**, 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(s) 13, as shown on the map entitled Section B, Village of Old Hickory, of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan

Being the same property conveyed to Robert Stoppenbach and Carolyn Kluser-Stoppenbach, husband and wife by Warranty Deed from Andrew Mohr and Shelley Mohr, Husband and Wife of record in Instrument No. 20171017-0106185 Register's Office for Davidson County, Tennessee, dated October 11, 2017 and recorded on October 17, 2017.

**This is property more commonly known as 1104 Riverside Road, Old Hickory, TN 37138.**

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 15th day of October, 2026.

Robert Stoppenbach

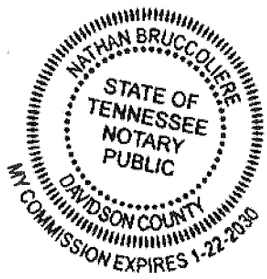
Carolyn Kluser Stoppenbach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2026, before me personally appeared Robert Stoppenbach and Carolyn Kluser Stoppenbach, 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 15th day of October, 2026.

Notary Signature
My commission expires: 1/22/30



Certificate of Authenticity

I, Alli Pinkston, 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 **October 15, 2026**.

Date

Alli P

Affiant Signature

**10/16/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **October**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County