THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$90,000.00**

Subscribed and sworn to before me this 27th day of August, 2025.

Brian D. Mitchell Notary Public — Affiant

Notary Public **Affiant**
My Commission Expires: 03/09/2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Joseph Defeo & Connie Defeo **7016 Lama Terra Court** **Goodlettsville, TN 37072**	**Joseph Defeo & Connie Defeo** **7016 Lama Terra Court** **Goodlettsville, TN 37072**	**016-00-0-206.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Steve Carney, A/K/A Stephen L. Carney and Sandra G. Carney, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Joseph Defeo, and Connie Defeo, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Ridgeview Estates, Section II, Phase II of record in Book 6200, Page 692, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve Carney and wife, Sandra G. Carney by Warranty Deed from Dottie J. Arrington of record in Book 8924, Page 287, Register's Office for Davidson County, Tennessee, dated April 22, 1993 and recorded on April 23, 1993, and Scriveners Affidavit record on April 01, 2025, of recorded in Instrument Number 20250401-0024809.

This is unimproved property known as: 7018 Lama Terra Court, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Karen Johnson Davidson County
Batch # 1324046 DEEDWARR
09/18/2025 12:27:56 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20250918-0074665

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 27 day of August, 2025.

x Steve Carney

Steve Carney, A/K/A Stephen L. Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E Freeman, a Notary Public in and for said County and State, **Steve Carney, A/K/A Stephen L. Carney,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 27 day of August, 2025.

My Commission Expires: 11/26/2028

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return to:
POST RECORDING
RUDY TITLE & ESCROW LLC
608 SHELBY AVENUE
NASHVILLE, TN 37206

Sandra G. Carney

Sandra G. Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Danna L. O'Neall, a Notary Public in and for said County and State, **Sandra G. Carney,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 26th day of August, 2025.

My Commission Expires: 01-24-28

Danna L. O'Neall
NOTARY PUBLIC

DANNA L. O'NEALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212