THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17369-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 830,000.00. Mitzi Brown Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF February, 2026. Notary Public MY COMMISSION EXPIRES: 3.20.28 (AFFIX SEAL)

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY

Karen Johnson Davidson County
Batch# 1378729 DEEDWARR
02/10/2026 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20260210-0010143

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Selk	New Owner	
709 Heather Spring		160-08-0-110.00
Brentwood, TN 37027		
(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, WE, **Jacqueline E. Niesen, Trustee, or Their Successors in Trust, Under The Revocable Niesen Living Trust, dated 01/04/2006**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Selk, an unmarried woman**

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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Epworth of record in Plat Book 5200, Page 745, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert M. Niesen and wife, Jacqueline E. Niesen by Warranty Deed from Richard A. Berube and wife, Debra A. Berube of record in Book 7672, Page 913, Register's Office for Davidson County, Tennessee, dated October 07, 1988 and recorded on October 07, 1988.

Being the same property conveyed to Robert M. Niesen and Jacqueline E. Niesen, Trustees, or Their Successors in Trust, Under The Revocable Niesen Living Trust, dated 01/04/2006 by Warranty Deed from Robert M. Niesen and wife, Jacqueline E. Niesen of record in Instrument No. 20060105-0001788 Register's Office for Davidson County, Tennessee, dated January 04, 2006 and recorded on January 05, 2006. The said Robert M. Niesen having since died on November 25, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **709 Heather Spring, Brentwood, TN 37027**

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 our hands this the 3 day of February, 2026.

The Revocable Niesen Living Trust, dated 01/04/2006

BY: Jacqueline E. Niesen
Jacqueline E. Niesen, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jacqueline E. Niesen** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Revocable Niesen Living Trust,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **The Revocable Niesen Living Trust** as such **Trustee.**

Witness my hand and official seal this the 3 day of February, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL E ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/3/26 (date of document).

Affiant Signature

2/6/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

