THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153156**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2026. Notary Public My Commission Expires: 03/12/2028

Karen Johnson Davidson County
Batch # 1380608 DEEDWARR
02/13/2026 10:06:09 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20260213-0011576

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner: Constance Farro and Jonathan Farro 416 Barrywood Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146 12 0 127.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Kaiser and Tammy Kaiser, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Constance Farro and Jonathan Farro, wife and husband, and Zachary Farro, an unmarried man, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of SECTION FIVE CRIEVE HALL ESTATES, of record in Plat Book 2133, Page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephen Kaiser and Tammy Kaiser, husband and wife, by Quitclaim Deed from Jordan Kaiser, a married woman, of record in Instrument No. 20250902-0069736, in the Register's Office of Davidson County, Tennessee, dated August 28, 2025, and recorded on September 02, 2025.

Being the same property conveyed to Stephen and Tammy Kaiser, husband and wife, and Jordan Kaiser, a married woman, as tenants in common with rights of survivorship, by Warranty Deed from Marcus M. Dipietro and Ruth L. Dipietro, husband and wife, of record in Instrument No. 20220217-0018583, in the Register's Office of Davidson County, Tennessee, dated February 15, 2022, and recorded on February 17, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE CRIEVE HALL ESTATES, as recorded in Plat Book 2133, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2277, Page 110.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 416 Barrywood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2026.

Stephen Kaiser

Tammy Kaiser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Kaiser and Tammy Kaiser, 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, at office, this 12th day of February, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028