WARRANTY DEED

Karen Johnson Davidson County
Batch# 1384986 DEEDWARR
02/24/2026 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,893.40
20260224-0014661

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $782,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 123-A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Austin Barrette and Megan Barrette	Mortgage Research Center, LLC dba Veterans United Home Loans	Parcel ID: 081 08 4M 001.00
(NAME) 1717A 6th Ave. N	(NAME) 1400 Forum Blvd Ste 18	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Andrew John Seifried a/k/a Drew Seifried, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Austin Barrette and Megan Barrette, husband and wife, as tenants by the entirety**, 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 Unit No. A, of the Plan of 1717 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, a Planned Unit Development, as shown on Exhibit " A " of 1717 6th Avenue North Townhomes, of record in Instrument No. 20150129-0008467, Register's Office for Davidson, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heidi Barrette and Drew Seifried from Britnie F. Turner, a single woman by Warranty Deed dated October 29, 2021 and recorded on November 12, 2021 in Instrument No. 20211112-0151150, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Drew Seifried, a single man from Heidi Barrette, a single woman by Quitclaim Deed dated June 26, 2024 and recorded on June 26, 2024 in Instrument No. 20240626-0048035, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1717A 6th Ave. N, Nashville, TN 37208

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 20th day of February, 2026.

Andrew John Seifried

STATE OF Texas

COUNTY OF Travis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Andrew John Seifried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of February, 2026.

Teresa Sims
Notary Public

My Commission Expires: 6/17/29

(SEAL)

TERESA SIMS
Notary Public, State of Texas
Comm. Expires 6/17/29
Notary ID 135520291

Certificate of Authenticity

I, Lacey Chumley, 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

February 20, 2026.

Date

Lacey Chumley

Affiant Signature

February 24, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of February, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON