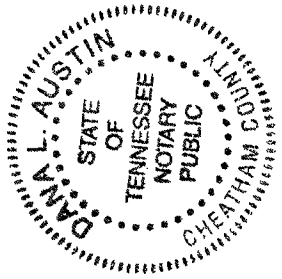
Karen Johnson Davidson County
Batch# 1404548 DEEDWARR
04/10/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $984.20
20260410-0029457

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Cheatham
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $266,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 4/10/26.

NOTARY PUBLIC
MY COMMISSION EXPIRES 7/23/26

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
2540 Madison Street, Suite F
Clarksville, TN 37043
File # 4771-26LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
David Matthew Ferree and Jonathan Trey Palmer	Same	052-16-0-098
728 Evergreen Trail	4146 Outer Drive	
Nashville, TN 37115	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Stacey Steele, a widow

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Matthew Ferree, a married man and Jonathan Trey Palmer, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated and being located in Davidson County, Tennessee, to-wit:

Being Lot No. 45 on the plan of Marlin Meadows, Section 4, of record in Plat Book 2133, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin Steele and Stacey Steele, husband and wife, by Warranty Deed from Noble Properties, Inc., dated 11/19/2007 and recorded 11/28/2007, of record in Instrument Number 20071128-0137958, in the Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in Stacey Steele upon the death of her husband, Kevin Steele (DOD 10/8/2025), by reason of their tenancy by the entirety.

This is property known as 728 Evergreen Trail Nashville, TN 37115

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 hand on 4/10/26.

Stacey Steele

Stacey Steele

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Stacey Steele, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 4/10/26.

NOTARY PUBLIC
My Commission Expires: 7/28/26

DANA T. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 April 10, 2026.

Date: April 10, 2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this April 10, 2026.

Notary Public
My Commission Expires: 7/25/26

