Karen Johnson Davidson County
Batch# 1407725 DEEDWARR
04/17/2026 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260417-0031726

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH26-10700

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Stephanie Freer, a single woman 627 Georgetown Drive Nashville, TN 37205	NEW OWNER	115-07-0-024.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gregory J. Mueller and Karen A. Mueller, husband and wife** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephanie Freer, a single woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson county, State of Tennessee, described as follows, to-wit:

Being Lot no. 55 on the Plan of Brook Meade, Section IV, as of record in Book 2133, page 93, Register's Office for said County. Said lot fronts 119 feet on the South side of Georgetown Drive and runs back between parallel lines 352.4 feet to a dead line in the rear.

Being the same property conveyed to Gregory J. and Karen A. Mueller by Warranty Deed from Robert E and Doryss J. Irvin of record in Book 4657, Page 41, Register's Office for Davidson County, Tennessee, dated November 17, 1972 and recorded on November 20, 1972.

Gregory J, Mueller executes this instrument on behalf of Karen A Mueller pursuant to Power of Attorney recorded in Instrument #20260416-0031236, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 627 Georgetown Drive, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

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 this 15th day of April, 2026

Gregory J. Mueller

Karen A. Mueller by Gregory J. Mueller her Attorney-In-Fact AIF

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gregory J. Mueller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 15th day of April, 2026.

Notary Public

My Commission Expires: 8/19/2028

W BRAD LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gregory J. Mueller as Attorney-In-Fact for Karen A. Mueller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 15th day of April, 2026.

Notary Public

My Commission Expires: 8/19/2028

W BRAD LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 15, 2026

Affiant Signature

April 15, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 15 day of April, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY