WARRANTY DEED

Y-PC-26-1501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29 (AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy James Fagan and Adeline Kay Fulmer	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME) **1510 Forest Ave.**	(NAME) **408 Highway 76**	**083-09-0-389.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BRIAN C. MULLER AND SARAH M. PASSINO, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY JAMES FAGAN, AN UNMARRIED MAN, AND ADELINE KAY FULMER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 29 on the Plan of Subdivision of the A.V.S. Lindsey 29 Acre Tract, of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 50 feet on the southerly margin of Forrest Avenue and extends back between parallel lines 150 feet to an alley measuring 50 feet thereon

Being the same property conveyed to Brian C. Muller and Sarah M. Passino, both unmarried, as Tenants in common with right of survivorship by Warranty Deed from Roy G. Conrad, unmarried of record in Instrument No. 20050913-0110239 Register's Office for Davidson County, Tennessee, dated August 31, 2005 and recorded on September 13, 2005.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Accessory Dwelling, Detached, Historical Dwelling of record in Instrument Number 20160404-0031535, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1510 Forest Ave., Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with 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 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 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.

Karen Johnson Davidson County
Batch # 1408723 **DEEDWARR**
04/20/2026 01:35:10 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20260420-0032311

Witness my/our hand(s) this the 16th DAY OF APRIL, 2026.

Brian C. Muller by Laura Mitchell, Attorney-in-Fact
Brian C. Muller by Laura Mitchell, Attorney-in-Fact

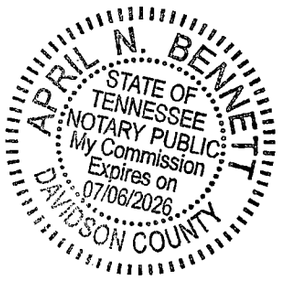
Sarah M. Passino by Laura Mitchell, Attorney-in-Fact
Sarah M. Passino by Laura Mitchell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BRIAN C. MULLER AND SARAH M. PASSINO, and who acknowledged she executed the same as the free act and deed of the said BRIAN C. MULLER AND SARAH M. PASSINO.

Witness my hand and official seal, this the 16th of April, 2026.

April Bennett
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212