THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17520-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00. Affiant
Karen Johnson Davidson County Batch # 1408779 DEEDWARR 04/20/2026 02:38:58 PM 2 pgs Fees: $13.00 Taxes: $1,202.50 20260420-0032387	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2026 Notary Public MY COMMISSION EXPIRES: 05/08/28 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Remy John Farr and Ellena Rose Sieler	Zillow Home Loans	
417 Cottonwood Drive	2600 Michelson Dr. #1201	096-06-0-125.00
Nashville, TN 37214	Irvine, CA 92612	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stacey Farris, married and Teresa Purdome, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Remy John Farr and Ellena Rose Sieler,** tenants in common with rights of survivorship

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 Lot Number 178 on the Plan of Cloverhill, Section IV, as of record in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot Number 179 fronts 65 feet on the northeasterly side of Cottonwood Drive and extends back 291.9 feet on the northwesterly line and 340.4 feet on the southwesterly line to a dead line in the rear on which it measures 150 feet.

Being the same property conveyed to Timothy Blaine Teague, Unmarried by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20091105-0102392 Register's Office for Davidson County, Tennessee, dated November 03, 2009 and recorded on November 05, 2009.

Timothy Blaine Teague d ied intestate on or about September 22, 2025, his estate being administered through Davidson County, Tennessee Probate Court, Docket No. 26P34. The property passed to the sole heirs of Timothy Blaine Teague pursuant to the intestate statute. See also Affidavit of Heirships of record in Instrument No. 20260420-0032385, and Instrument No. 20260420-0032386 Register's Office for Davidson County, Tennessee.

Said property has never been the primary or marital residence of said Grantors.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **417 Cottonwood Drive, Nashville, TN 37214**

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 the 14 day of April, 2026.

Stacey Farris

Stacey Farris

Teresa Purdome

Teresa Purdome

STATE OF Missouri
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stacey Farris,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of April, 2026.

My Commission expires: 4-25-29

Notary Public

TIFFANY KIRBY
Notary Public - Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires Apr. 25, 2029
Commission #12666329

STATE OF Missouri
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Teresa Purdome,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of April, 2026.

My Commission expires: 4-25-29

Notary Public

TIFFANY KIRBY
Notary Public - Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires Apr. 25, 2029
Commission #12666329