Karen Johnson Davidson County
Batch# 1415139 DEEDWARR
05/04/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $5,772.00
20260504-0039340

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1096

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Phillip Siemer and Lauren Correa Siemer, Trustees of the DeNovo Family Trust dated June 30, 2023**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy John McEvoy and Lauren Michele Heyen, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Brook Meade, Section VII of record in Plat Book 2331, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 267 fronts 119 feet on the Southwesterly side of Starlit Road and extends back 396.7 feet on the Southeasterly line and 386.9 feet on the Northwesterly line to a dead line measuring 119.4 feet thereon.

Being the same property conveyed to Lauren Correa Siemer and Christopher Phillip Siemer, a married couple by Warranty Deed from Stephen Halford and Kelsey W. Halford, husband and wife of record in Instrument No. 20211004-0132749, Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 04, 2021.

Being the same property conveyed to Christopher Phillip Siemer and Lauren Correa Siemer, Trustees of the DeNovo Family Trust dated June 30, 2023 by Quitclaim Deed from Lauren Correa Siemer and Christopher Phillip Siemer, a married couple of record in Instrument No. 20230803-0059976, Register's Office for Davidson County, Tennessee, dated June 30, 2023 and recorded on August 03, 2023.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 717 Starlit Road, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Timothy John McEvoy
Lauren Michele Heyen
717 Starlit Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
LendSure Mortgage Corp
12230 World Trade Dr., Ste 250
San Diego, CA 92128

TAX MAP-PARCEL #:
102-15-0-087.00

WITNESS THE EXECUTION HEREOF this 29th day of April, 2026.

DeNovo Family Trust dated June 30, 2023

, Trustee

Christopher Phillip Siemer, Trustee

, Trustee

Lauren Correa Siemer, Trustee

State of Tennessee)
County of Davidson)

On this 29th day of April, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Christopher Phillip Siemer and Lauren Correa Siemer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of the maker, DeNovo Family Trust dated June 30, 2023, that they are authorized by the maker to execute this instrument, and that they have executed ~~this instrument~~ on behalf of the DeNovo Family Trust dated June 30, 2023, as Trustees.

ANGELA Y. POSTON WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1/22/30

State of Tennessee)
County ~~of~~ Davidson) Sumner

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,560,000.00.**

Affiant

Sworn and subscribed before me on this the ~~29th~~ 1st day of ~~April,~~ May 2026.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 01/30/2029

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 4/29/26 (date of document).

Affiant Signature

5/1/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY