RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611320 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$800,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 15th day of May, 2026. Notary Public My Commission Expires: _____

JOSEPH WHITE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY OF May 26, 2029

WARRANTY DEED

THIS INDENTURE, made this 15th day of May, 2026, among:

CHRISTINA N. HARROD AND HUSBAND, CHARLES W. HARROD

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

STEPHEN CARL PUTH,
A married man

Karen Johnson
Batch # 1421871
05/19/2026 08:43:45 AM
Fees: $13.00 Taxes: $2,960.00

Davidson County
DEEDWARR
2 pgs

20260519-0044525

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section 2, Cloverland Acres, as of record in Plat Book 4460, page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christina N. Harrod and husband, Charles W. Harrod by deed from Ronald J. Simmons and wife, Jane P. Simmons, dated July 7, 2017, of record in Instrument No. 20170710-0069261, Register's Office for Davidson County, Tennessee.

Being also known as 5728 Cloverland Place, Brentwood, TN 37027.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Christina N. Harrod

Charles W. Harrod

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Christina N. Harrod and Charles W. Harrod**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2030

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Stephen Puth
Address: 5728 Cloverland Pl
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: Stephen Puth
Address: 5728 Cloverland Pl
City, State, Zip: Brentwood, TN 37027

Tax ID: 171-07-0-019.00