Karen Johnson Davidson County
Batch# 1422776 DEEDWARR
05/20/2026 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260520-0045450

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

David L. Farrar
Affiant

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

Analise Williams
Notary Public

MY COMMISSION EXPIRES: 12/8/2028
(AFFIX SEAL)

ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2028

~~Completed via Remote Online Notarization using 2 way Audio/Video technology.~~

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0190

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Larry Stephens and Angela Stephens	New Owner	Map: 085-12-0A-023.00CO
(NAME) 3289 River Walk Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($470,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID L. FARRAR AND WIFE, LINDA FARRAR,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LARRY STEPHENS AND ANGELA STEPHENS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 25 on the Plan of Rivers Edge, Section Two, Jackson Downs, Phase Two, of record in Book 9700, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David L. Farrar and wife, Linda Farrar, by Quitclaim Deed from David L. Farrar, unmarried, of record in Instrument No. 20090715-0066225, dated July 9, 2009, Register's Office for said County. See also prior deed of record in Instrument No. 20003090024364, said Register's Office.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 414, said Register's Office; (3) Sanitary Sewer Easement of record in Book 4819, Page 860, in the Register's Office for Davidson County, Tennessee; (4) Rules Regarding Enforcement of Governing Documents of record in Instrument No. 20100927-0076802, in the Register's Office for Davidson County, Tennessee; (5) All matters of record in Plat Book 7900, Page 556, in the Register's Office for Davidson County, Tennessee; (6) PUD Boundary of record in Plat Book 6250, Page 934, in the Register's Office for Davidson County, Tennessee; (7) Drainage Easement of record in Book 9857, Page 77, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9820, Page 334, and Book 11098, Page 1, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3289 River Walk Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15 day of May, 2026.

David L. Farrar
David L. Farrar

Linda Farrar
Linda Farrar

COUNTRY OF USA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Farrar and Linda Farrar, 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, 15 day of May, 2026.

My Commission Expires: 12/8/2028

Analise Williams
Notary Public

ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2028

NotaryCam Doc ID: 234ba7c8-6bc1-4b9e-a55d-d53d7676787d Completed via Remote Online Notarization using 2 way Audio/Video technology.

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on May 15, 2026.

Tracey Perry
Signature

Date: 5-19-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 19th day of May, 2026

Notary Public

My commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

SEAL