Karen Johnson Davidson County
Batch# 1429733 DEEDWARR
06/09/2026 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260609-0051908

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $290,000.00.

Affiant

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn before me this the 8th day of June, 2026.

Notary Public
My commission expires: 6.29.27

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Trevor Angel 4732 Greystone St. Antioch, TN 37013	SAME AS ABOVE	165-13-0 007.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD C. HARRELL, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TREVOR ANGEL, AN UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14, as shown on the map entitled Peppertree Forest Subdivision, revised Section I, of record in Plat Book 6900, Page(s) 973-975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ronald C. Harrell and his husband, Arthur Thielke, by deed dated 05/06/2020, from Ronald C. Harrell, of record in Instrument No. 20200615-0061376, Register's Office for said County.

The said Arthur Thielke having since died on _____ leaving Ronald C. Harrell as the sole tenant by entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4732 Greystone St., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 5th day of June 2026.

Ronald C. Harrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald C. Harrell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2026.

My commission expires: 4/17/28

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__06/08/2026_____ (date of document)**.

_____
Affiant Signature

_____**06/08/2026**_____
_ **Date**

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
8th day of
June, 2026

_____
Notary's Signature
My Commission Expires:_____

