Karen Johnson Davidson County
Batch# 1435982 DEEDWARR
06/18/2026 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260618-0055630

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2026 Notary Public
File No. AP-26-2763	MY COMMISSION EXPIRES: May 8, 2028 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Thomas Packard	**New Owner**	
(NAME)	(NAME)	
1619 Straightway Avenue		072-14-0-458.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

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, I/we, **Riley Steed and Caroline Steed, formerly known as Caroline Listoe, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Thomas Packard, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot 3 on the plat of the First Revision of Part of Lot 34 Brownsville Station of record in Instrument No. 20151022-0107663, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Riley Steed and Caroline Listoe, husband and wife by Warranty Deed from Kyle Keefer, married of record in Instrument No. 20201112-0132881 Register's Office for Davidson County, Tennessee, dated November 09, 2020 and recorded on November 12, 2020.

This is property more commonly known as 1619 Straightway Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 18th day of June, 2026.

Riley Steed

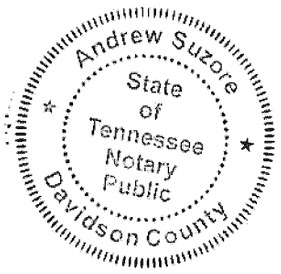
Caroline Steed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2026, before me personally appeared Riley Steed and Caroline Steed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2026.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Alli Pinkston, 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 **June 18, 2026**.

Date

Alli P

Affiant Signature

6/18/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County