Karen Johnson Davidson County
Batch# 1439001 DEEDWARR
06/29/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,840.38
20260629-0058667

WARRANTY DEED

File No.: 2026-0395

NICOLA ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,399.00.

Affiant

Subscribed and sworn to before me on JUNE 26, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: August 19, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Erin Janssen and Joseph Strub 6505 Lampe Court Hermitage, TN 37076	New Owner	098-05-0B-019.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANN MARIE MCFARLAND, AN UNMARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ERIN JANSSEN AND JOSEPH STRUB, A MARRIED COUPLE**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19, as shown on the map entitled First Revision, Final Plat, Baypointe Subdivision, Phase I, of record as Instrument No. 20000621-0061773, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CECIL L. MCFARLAND AND WIFE, ANN M. MCFARLAND, by deed from JAMES V. TEDESCO AND WIFE, JENNIFER J. TEDESCO, of record in Instrument No. 20061024-0131634, dated October 20, 2006, said Register's Office.

CECIL L. FARLAND further conveyed to ANN MARIE MCFARLAND, by quitclaim deed of record in Instrument No. 20120509-0039959, dated May 7, 2012, said Register's Office.

ANN M. MCFARLAND, WIDOWED further conveyed to ANN MARIE MCFARLAND, TRUSTEE OF THE REVOCABLE TRUST OF ANN MARIE MCFARLAND, DATED JULY 20, 2018, of record in Instrument No. 20180808-0078033, dated July 18, 2018, said Register's Office.

ANN MARIE MCFARLAND, TRUSTEE OF THE REVOCABLE TRUST OF ANN MARIE MCFARLAND, DATED JULY 20, 2018 further conveyed to ANN MARIE MCFARLAND, AN UNMARRIED WOMAN, by quitclaim deed of record in Instrument No. 20200414-0039120, dated April 6, 2020, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 6505 Lampe Court, Hermitage, TN 37076.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on June 26th, 2026

Grantor:

Ann Marie McFarland

Ann Marie McFarland

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ann Marie McFarland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, ~~at office~~, this 26th day of June, 2026.

Notary Public

My Commission expires: My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 26, 2026.

J. Carlton Drumwright

June 26, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 26, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY