This Instrument Prepared By:
Reginald P. Harrion, Esq. o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
702-736-6400

Karen Johnson Davidson County
Batch# 1448019 DEEDWARR
07/16/2026 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20260716-0064538

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:
Katherine Stevens, et al
769 Goodpasture Terrace
Bellevue, TN 37221

MAIL TAX STATEMENT TO:
Katherine Stevens, et al
769 Goodpasture Terrace
Bellevue, TN 37221

MAP PARCEL NUMBERS:
Map/Parcel: 156 02 0 102.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 ($425,000.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Roger Duffy and Janice Duffy, husband and wife has this day bargained and sold, and does hereby transfer and convey unto the said Katherine Stevens and Joshua Stevens, a married couple, as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer title.

This is unimproved ( ) property known as 769 Goodpasture Terrace, Bellevue, TN 37221
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Attached to and becoming a part of Warranty Deed dated 7/10/26 between Roger Duffy and Janice Duffy, husband and wife, as Seller(s) and Katherine Stevens and Joshua Stevens, a married couple, as joint tenants with right of survivorship and not as tenants in common, as Purchaser(s).)

Witness our hand this 10th day of July, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roger Duffy

Janice Duffy

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Davidson)

Personally appeared before me, Tricia Yvette Horne, a Notary Public in and for said County and State, Roger Duffy and Janice Duffy the within named bargainor, individual(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.

Given under my hand and official seal of office at Davidson, TN this 10th day of July, A.D., 2026.

NOTARY STAMP/SEAL

TRICIA YVETTE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Notary Commission Expires: 07/03/2028

AFFIDAVIT OF VALUE

STATE OF Michigan)
ss
COUNTY OF Wayne)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, Information, and belief, the actual consideration for this transfer is $425,000.00.

Subscribed and sworn to before me this the 15th day of July, 2026.

(Affix Seal)

Affiant Sandy Labut

Notary Public

My Commission Expires: 06/11/2029

LORI J SMITH
NOTARY PUBLIC
COUNTY OF WAYNE
My Commission Expires JUNE 11, 2029
Acting in the County of Wayne
STATE OF MICHIGAN

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 156 02 0 102.00

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 602 ON THE PLAN OF HARPETH WOODS SECTION OF HARPETH VALLEY PARK, OF RECORD IN PLAT BOOK 4860, PAGE 111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Commonly known as: 769 Goodpasture Ter, Bellevue, TN 37221-3542

Being the same property conveyed to Roger Duffy and Janice Duffy, husband and wife, by deed dated February 27, 2015 of record in Deed Instrument/Case No. 20150304-0019034, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 7/10/2026 (date of document).

Affiant Signature

Jul 14, 2026
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 14 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: June 03, 2031

NOTARY'S SEAL

JUSTIN LEE ROBINSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-03-2031
Acting in the County of Wayne