Name and Address of New Owner:
Steven Elfanbaum and Holly Elfanbaum
3864 Lunn Dr
Nashville, Tennessee 37218

Karen Johnson Davidson County
Batch# 1450223 DEEDWARR
07/21/2026 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260721-0066009

Send Tax Bills To:
First State Bank Mortgage
2850 West Clay Street
St. Charles, Missouri 63301

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 058 11 0 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Excel Builders Of Tennessee**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven Michael Elfanbaum and Holly Lynn Elfanbaum, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 175, as shown on the map entitled the Plan of SECTION I, ROYAL HILLS, of record in Plat Book 4675, page 73, 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 Excel Builders of Tennessee, by Quitclaim Deed from Dwayne L. Bell and Beverly W. Bell, Trustees, or their successors in trust under The Bell Family Community Property Trust dated the 21st day of October, 2025, and any amendments thereto, of record in Instrument No. 20260317-0021307, in the Register's Office of Davidson County, Tennessee, dated October 21, 2025 and recorded on March 17, 2026.

Being the same property conveyed to Dwayne L. Bell and Beverly W. Bell, Trustees, or their successors in trust under The Bell Family Community Property Trust dated the 21st day of October, 2025, and any amendments thereto, by Quitclaim Deed from Dwayne L. Bell and Beverly W. Bell, of record in Instrument No. 20251030-0086575, in the Register's Office of Davidson County, Tennessee, dated October 21, 2025 and recorded on October 30, 2025.

Being the same property conveyed to Dwayne L. Bell and Beverly W. Bell, Husband and Wife, by Warranty Deed from Shamere T. Walker, of record in Instrument No. 20230608-0043659, in the Register's Office of Davidson County, Tennessee, dated June 07, 2023 and recorded on June 08, 2023.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of July, 2026.

Excel Builders Of Tennessee

By: _____ (SEAL)
Dwayne L Bell, Owner/President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2026, before me personally appeared Dwayne Bell of Excel Builders Of Tennessee, 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 16th day of July, 2026.

_____
Notary Signature
My commission expires: 3/5/30

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of July, 2026.

Notary Signature
My commission expires: 9-21-2026

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 July 16, 2026.

July 17, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 17 day of July, 2026.

Notary Public:

My Commission Expires: 11-18-2029