THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $1,950,000.00 Affiant Subscribed and sworn to before me, this 29 day of July, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1452781 DEEDWARR
07/30/2026 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20260730-0070329

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
James Maddux and Anna E. Maddux 1716 Green Hills Dr. Nashville, TN 37215	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Parcel ID No. 117-15-0-138

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas P. O'Keefe, III and Stephanie O'Keefe, husband and wife** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Maddux and Anna E. Maddux, husband and wife** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Resubdivision Lots 15 & 16, Green Hills Subd. #2, as of record in Plat Book 4060, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas P. O'Keefe, III and Stephanie O'Keefe, husband and wife by Deed dated May 31, 2013 from Travis Swearingen and wife Aftin Swearingen, recorded July 2, 2013, in Instrument Number 201307020068540, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: 1716 Green Hills Dr. Nashville, TN 37215

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2026.

Thomas P. O'Keefe, III

Stephanie Okeefe

Stephanie O'Keefe

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas P. O'Keefe, III and Stephanie O'Keefe**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of July, 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Denise Woods,** 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 this the 29 day of July, 2026.

Denise Woods
Affiant Signature
Date 7-29-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027