Karen Johnson Davidson County
Batch# 1456502 DEEDWARR
08/07/2026 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260807-0072935

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $330,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 4th day of August, 2026. April Sumrud Notary Public My commission expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Iron Iris Home Partners LLC	New Owner(s)	150 05 0 100.00
116 Agnes Road, Suite 200		
Knoxville, TN 37919		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RODERICK STAPLES, INDIVIDUALLY AND AS EXECUTOR TO THE ESTATE OF ANDY CLYDE HERRELL, JR.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRON IRIS HOME PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 329 on the Plan of Cherry Hills, Section III, as of record in Book 4175, Page 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald L. Ward, a single person, by Warranty Deed from Ronnie L. Bonee and Dorothy B. Bonee, husband and wife, dated August 31, 1995, and recorded September 1, 1995, of record in Book 9781, Page 762, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald L. Ward and Andy Clyde Herrell, Jr., as joint tenants in common with a right of survivorship, by Quitclaim Deed from Ronald L. Ward, dated February 28, 2019, and recorded March 8, 2019, of record in Instrument No. 20190308-0021399, in the Register's Office for Davidson County, Tennessee. Ronald L. Ward died on or about April 13, 2021, leaving his interest to Andy Clyde Herrell, Jr. as surviving tenant. Andy Clyde Herrell, Jr. died on or about July 29, 2025, naming Roderick Staples as Executor of the Estate of Andy Clyde Herrell, Jr., per the Last Will and Testament of Andy Clyde Herrell, Jr. See Docket #25P2299 in the Circuit Court for Davidson County, Tennessee. See also Affidavit of Heirship recorded in Instrument No. 20251205-0096901, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 445 Owendale Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of August, 2026.

Roderick Staples

Roderick Staples, Individually

Roderick Staples

Roderick Staples, as Executor to the Estate of Andy Clyde Herrell, Jr.

STATE OF Texas
COUNTY OF Collin

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Roderick Staples, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

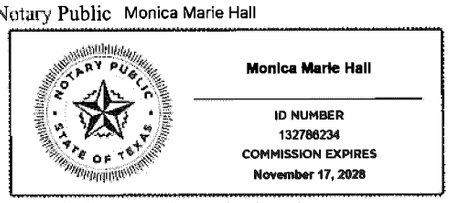
Witness my hand and seal this 4th day of August, 2026.

Monica Marie Hall

Notary Public Monica Marie Hall

My Commission Expires: 11/17/2028

Electronically signed and notarized online using the Proof platform.



STATE OF Texas
COUNTY OF Collin

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Roderick Staples, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executor of the Estate of Andy Clyde Herrell, Jr., and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

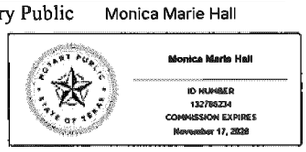
Witness my hand and seal this 4th day of August, 2026.

Monica Marie Hall

Notary Public Monica Marie Hall

My Commission Expires: 11/17/2028

Electronically signed and notarized online using the Proof platform.



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 8-4-26

Affiant Signature

5th day of August, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028