Karen Johnson Davidson County
Batch# 1456638 DEEDWARR
08/07/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20260807-0073179

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 130,000.00.

Karen Harrell
Affiant

Subscribed and Sworn before me this 4th day of August , 2026.

Jonallen Priest
Notary Public
My commission expires: 06/03/2028

JONALLEN PRIEST STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Cornerstone Homes of TN Inc. 513 Upsall Drive, Nashville, TN 37013	New Owner	163 11 0C 026.00

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, **Erin Devine**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cornerstone Homes of TN Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Revised Bell Forge Village, III, Section Five, of record in Book 6900, page 632, amended by Surveyors Certificate of Correction in Book 7524, page 552, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann C. Devine and Terry P. Devine, wife and husband by Warranty deed from Rachael D. Cain, devisee under the Last Will of Corlyss R. Dillard, Rebecca L. Dillard, devisee under the Last Will of Corlyss R. Dillard, Mark D. Dillard devisee under the Last Will of Corlyss R. Dillard and Mark D. Dillard, Executor for the Last Will of Corlyss R. Dillard of record in Instrument No 20141222-0116934, Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 22, 2014.

The said Ann C. Devine having since died on July 26, 2022 leaving Terry P. Devine as the surviving tenant by the entirety.

The said Terry P. Devine having since died on January 30, 2025 leaving Erin Devine as the surviving heir. See Affidavit of Heirship of record in Instrument No. 202608070073177 *and Instrument No.* 202608070073178 *in the Register's Office for Davidson County, Tennessee.*

This is [ ] improved [ ] unimproved property known as 513 Upsall Drive, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 effective as of the 4th day of August, 2026.

Erin Devine

Erin Devine

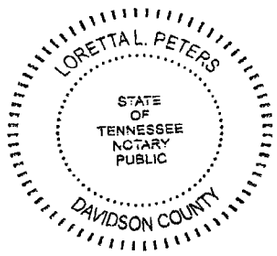
STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

On this 4th day of August, 2026, before me personally appeared Erin Devine, 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 4th day of August, 2026.

Loretta L. Peters

Notary Signature ~~Loretta L. Peters~~
My commission expires: 01/24/2028



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **08/04/2026** (date of document).

Jami K Averwater

Affiant Signature

08/06/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **6th** day of **August**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

