Karen Johnson Davidson County
Batch# 1459872 DEEDWARR
08/17/2026 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260817-0076323

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9769-WE

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/17/2029

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drees Premier Homes, Inc.	Joshua Belanger & Sogol Sepehri	
1651 Westgate Circle	4005B Auburn Lane	116-12-0-080.00
Brentwood TN 37027	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Deborah Narrigan, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Drees Premier Homes, Inc., an Ohio Corporatioin**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 of Block D on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 of Block D fronts 100 feet on the Southerly margin of Auburn Lane and extends back 175.5 feet on the Easterly line and 150.1 feet on the Westerly line to a dead line in the rear, measuring 59.9 feet thereon.

Being the same property conveyed to Deborah Narrigan, unmarried by Warranty Deed from Deane Vance Batey, unmarried of record in Book 10696, Page 875, Register's Office for Davidson County, Tennessee, dated November 24, 1997 and recorded on November 25, 1997.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4003 Auburn Lane, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14 day of August, 2026.

Deborah Narrigan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Narrigan,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of August, 2026.

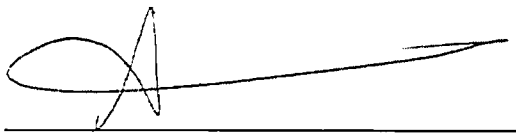
Notary

Commission Expires : Jan 8 2029

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 8-14-2026.



Affiant Signature — Date: 8-14-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8-14-2026.



Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

