Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson
Batch # 1462564
08/21/2026 09:10:02 AM
Fees: $13.00 Taxes: $1,269.10

Davidson County
DEEDWARR
2 pgs

20260821-0077904

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson TT

The actual consideration or value, whichever is greater, for this transfer is $343,000.00.

Affiant

Subscribed and sworn to before me this 14th day of August, 2026.

Notary Public
My Commission Expires: 11-20-29

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File No.: 2026-1398

Address of New Owner:	Send Tax Bills to:	Tax Information:
Colin Kurtis Ullein and Katherine Kennedy Shannon	CMG mtg Inc dba CMG Home Loans	
2902 Teakwood Dr Nashville, TN 37214	3160 Crow Canyon rd. San Ramon CA 94583 Ste 400	096-10-0-075.00

WARRANTY DEED

For and in 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, we

Alyssa Joseph, an unmarried woman and Mark S. Joseph, a married man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Colin Kurtis Ullein, a single man, and Katherine Kennedy Shannon, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 232 on the Map of Clover Hill, Section No. V, as of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 232 fronts 100 feet on the Northerly margin of Teakwood Drive and extends back between lines 136 feet on the Westerly side and 189.4 feet on the Easterly side to a dead line in the rear on which it measures 113.7.

Being the same property conveyed to Alyssa Joseph, an unmarried woman, and Mark S. Joseph, a married man by Warranty Deed from David F. Cooper, Jr. and wife, Mary C. Cooper of record in Instrument No. 20220630-0075785 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on June 30, 2022.

Mark S. Joseph warrants that the property has never been his personal residence at any time.

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved _____unimproved property and the address of the herein described property is believed to be 2902 Teakwood Drive, Nashville, TN 37214, 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 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 my hands this 11 day of August, 2026.

Alyssa Joseph

Mark S. Joseph

STATE OF **NEW JERSEY**
COUNTY OF **MONMOUTH**

On this 11th day of August, 2026, before me personally appeared Alyssa Joseph and Mark S Joseph, 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 11th day of August, 2026.

Notary Signature
My commission expires: 10/17/2030

DESTINI A RODRIGUEZ ESTEVEZ
Notary Public, State of New Jersey
Comm. # 50238689
My Commission Expires 10/17/2030