WARRANTY DEED

Karen Johnson Davidson County
Batch# 1469654 DEEDWARR
09/08/2026 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20260908-0082888

(SEAL)

RINI FARRELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 02-10-2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$418,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 02/10/2030

File #26-JJ-0108-CP

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Leslie A. McCarthy (NAME)	**NEW OWNER** (NAME)	
108 Sheffield Court (ADDRESS)	P.O. BOX 172 (ADDRESS)	**026 06 0 099.00**
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRANDON FARMER AND MARA FARMER, A MARRIED COUPLE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

LESLIE A. MCCARTHY, A SINGLE WOMAN,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Windsor Green, Phase II, Section II, as shown on Plat of record in Plat Book 6900, Page 549, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Farmer and Mara Farmer, a married couple by Warranty Deed from Margaret F. White, an unmarried woman of record in Instrument No. 20220511-0053625 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 11, 2022.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WINDSOR GREEN, PHASE II - SECTION II, as recorded in Plat Book 6900, Page(s) 549.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6406, Page 929.
* Charter for Windsor Green Services Association recorded as Book 6396, Page 542 and Amended in Book 8192, Page 65.
* Common Open Space Deed recorded as Book 7864, Page 369.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **108 Sheffield Court, Goodlettsville, TN 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd 2nd day of **September, 2026.**

Brandon Farmer

Mara Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd 2nd day of September, 2026, before me personally appeared Brandon Farmer, 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 3rd 2nd day of September, 2026.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd 2nd day of September, 2026, before me personally appeared Mara Farmer, 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 3rd 2nd day of September, 2026.

Notary Signature
My commission expires:

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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 2nd, September 2026.

Custodian's Signature — 09/04/2026 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 4th day of September 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY