Karen Johnson Davidson County
Batch# 1472486 DEEDWARR
09/15/2026 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $7,399.96
20260915-0085379

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. AP-26-3796

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,999,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Daniel Steele and Laura Steele	New Owner	
(NAME)	(NAME)	
1103 Maplehurst Avenue		117-16-0-215.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, I/we, **Drees Premier Homes, Inc., an Ohio Corporation**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Daniel Steele and Laura Steele, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 10 on the Plan of and the east one-half of Lot 9 Block 12 on the Plan of College Park of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and part of said lot adjoin on front together 75 feet on the south side of Maplehurst Lane and run back between lines, 159.5 feet on the west line and 158 feet on the east line to the north line of Lots Nos. 13 and 14 on which they measure 75 feet.

Being the same property conveyed to Richard W Jett by Warranty deed from Charles D Thomas and Johnny Mack Thomas and Joyce Thomas Charlton, devisees under the Last Will and Testament of Carmon Odle Thomas, and being all the heirs-at-law of Carmon Odle Thomas also known as Carmone Odle Thomas of record in Instrument No. 20050728-0087958 Register's Office for Davidson County, Tennessee, dated July 22, 2005 and recorded on July 28, 2005.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio Corporation by Warranty Deed from Richard Jett, unmarried of record in Instrument No. 20251103-0087564 Register's Office for Davidson County, Tennessee, dated November 03, 2025 and recorded on November 03, 2025.

This is property more commonly known as 1103 Maplehurst Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 11th day of September, 2026.

Drees Premier Homes, Inc., an Ohio Corporation

By: _____

Michael D. Carey, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Michael D. Carey, Assistant Secretary of Drees Premier Homes, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Assistant Secretary of Drees Premier Homes, Inc., the within named bargainor, a Corporation, and that such Michael D. Carey, Assistant Secretary of Drees Premier Homes, Inc. as such Assistant Secretary executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Assistant Secretary.

Witness my hand and seal, this ~~11th~~ 10th day of September, 2026.

_____
Notary Signature
My commission expires: 11-8-2029

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Alli Pinkston, 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 **September 11, 2026**.

Date

Alli P

Affiant Signature

9/14/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **September**, 20____.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202609150085379