Karen Johnson Davidson County
Batch# 1478318 DEEDWARR
09/28/2026 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20260928-0089611

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CHRISTIAN ADAM LARSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $155,000.00 Affiant Subscribed and sworn to before me, this 24 day of September 2026. Notary Public My Commission Expires: 7-7-27

WARRANTY DEED

Address New Owner: Quality Homes BNA LLC 8011 Brooks Chapel Rd, Ste 2861 Brentwood, TN 37027	Send Tax Bills to: New Owner 8011 Brooks Chapel Rd, Ste 2861 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 090 12 0 210.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA CATHERINE CORCORAN AND RUSSELL ERIC STEVENSON, WIFE AND HUSBAND,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **QUALITY HOMES BNA LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Westboro, Section Three, of record in Plat Book 1424, page 82, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Patricia Catherine Corcoran and Russell Eric Stevenson, wife and husband by Deed dated July 15, 2022 from Christy W. Ivey, Trustee, recorded July 18, 2022, in Instrument Number 202207180082141, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **615 B Westboro Dr, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September 2026.

Pat Catherine Corcoran
PATRICIA CATHERINE CORCORAN

Russell Eric Stevenson
RUSSELL ERIC STEVENSON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA CATHERINE CORCORAN AND RUSSELL ERIC STEVENSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of September 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **9/25/2026** (date of document).

Affiant Signature

9/25/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **September**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

