WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

G-P-24-2808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,900.00.

Rachel House
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel House and Aaron Stepp	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**083-15-0-138-00**
2808 Hody Drive	**3940 N. Ravenswood Ave.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(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, **NATHANIEL TAYLOR GORMAN AND ANDREA NICOLE GORMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL HOUSE, A 60% UNDIVIDED INTEREST AND AARON STEPP, A 40% UNDIVIDED INTEREST, BOTH UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Section One, Fortland Park of record in Book 2663, Page 61, 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 No. 157 fronts 80 feet on the westerly side of Hody Drive and runs back between lines 154.3 feet on the northerly side and 157.8 feet on the southerly side to a dead line in the rear on which it fronts 80.3 feet.

Being the same property conveyed to Nathaniel Taylor Gorman and Andrea Nicole Gorman, husband and wife by Warranty Deed from T. Scott Smith and wife, Casey D. Smith of record as Instrument No. 20181211-0120303 in the Register's Office for Davidson County, Tennessee, dated December 6, 2018 and recorded on December 11, 2018.

This conveyance is subject to:
- Terms, conditions, provisions, restrictions and easements contained in Restrictive Covenants dated June 25, 1958, recorded June 26, 1958 as (book) 2753 (page) 612 and amended in Book 3431, Page 100.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plan of Section One, Fortland Park recorded in (book) 2663 (page) 61, of Official Records.
- County taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2808 Hody Drive , Nashville, Tennessee 37206**.

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.

Karen Johnson Davidson County
Batch # 1148384 DEEDWARR
06/18/2024 10:41:30 AM 2 pgs
Fees: $13.00 Taxes: $2,700.63

20240618-0045714

Witness my/our hand(s) this the 14th DAY OF JUNE, 2024.

Nathaniel Taylor Gorman

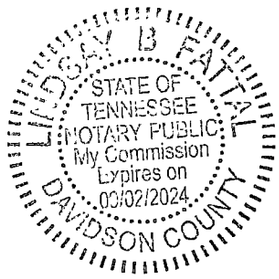
Andrea Nicole Gorman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHANIEL TAYLOR GORMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA NICOLE GORMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212