WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,900 00

Madelyn Spain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2024

Sydney Angell
Notary Public

MY COMMISSION EXPIRES 3.20.28
(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1216538
12/16/2024 10 12 59 AM
Fees $13 00 Taxes $1,324 23

Davidson County
DEEDWARR
2 pgs

20241216-0097315

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc , 217 Pineway Drive, Nashville, TN 37217

File No 24-0686

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Aaron James Squires and Ashley Squires	Pacific Lending, LLC	Map: 08601000800
(NAME) 6014 Panama Dr.	(NAME) 3800 Concours St., Ste 160	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Ontario, CA 91764	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-SEVEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($357,900 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JARED BRUMMITT AND BETHANY BRUMMITT, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AARON JAMES SQUIRES AND ASHLEY SQUIRES, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

Situated in Davidson County, Tennessee, being Lot No. 8 on the Plan of Dodson Heights, which is of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jared Brummitt and Bethany Brummitt, husband and wife, by deed from Glen Holmgren, an unmarried man, of record in Instrument No. 20160301-0019415, dated February 26, 2016, Register's Office for said County

This conveyance is made subject to (1) 2024 taxes, which have been prorated and paid by the Grantors, (2) All matters appearing on the Plan of record in Plat Book 2900, Page 113, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3130, Page 623 and Book 3136, Page 279, Register's Office for said County

unimproved ☐
This is improved ☒ property, known as 6014 Panama Dr , Hermitage, TN 37076
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 our hands this 13th day of December, 2024

Jared Brummitt

Bethany Brummitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 13th day of December, 2024

My Commission Expires 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOT. RY
PUBLIC
COUNTY OF DAVIDSON