WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248802 DEEDWARR
03/21/2025 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250321-0020927

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED THOUSAND AND 00/100 (600,000.00).

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF MARCH, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
COREY ISNER (NAME)	**TEXANA BANK, N.A.** (NAME)	**072-13-0T-001.00-CO**
915 A MCCLURKAN AVENUE NASHVILLE, TN 37206 (ADDRESS)	**1698 KELLER BLVD, SUITE 100 KELLER, TX 76248** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of March, 2025, the undersigned, **RYAN LOOFBOURROW AND ALLISON MARIE LOOFBOURROW, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **COREY ISNER, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **915 A MCCLURKAN AVENUE, NASHVILLE, TN 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 915 A & B McClurkan, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160630-0066861, as corrected in Instrument No. 20160707-0069503, in the Register's Office for Davidson County,Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ryan Loofbourrow, an unmarried man by Warranty Deed from Dac Homebuilders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170222-0017893 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 22, 2017.

Note: On or about June 29, 2024, Ryan Loofbourrow and Allison Marie Loofbourrow legally married. Allison Marie Loofbourrow joins in conveyance of any marital interest she may have.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of March, 2025.

GRANTOR: RYAN LOOFBOURROW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **RYAN LOOFBOURROW**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of March, 2025.

Notary Public

5/3/2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR: ALLISON MARIE LOOFBOURROW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ALLISON MARIE LOOFBOURROW**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 19th day of March, 2025.

Notary Public

5/3/2027
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-19-25 .

Affiant Signature

3-19-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19 day of March, 2025.

Notary Signature

My Commission Expires: 5-9-26

