WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257739 DEEDWARR
04/11/2025 08:54:30 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20250411-0027008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF APRIL, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3368LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Matthew Stewart	Mortgage Research Center, LLC DBA Veterans United Home Loans	091 08 0 370.00
4611 Michigan Avenue	1400 Forum Blvd # 18	
Nashville, TN 37209	Columbia MO 65203	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LYNN GURSKEY AND KYLE YEOMAN, WIFE AND HUSBAND*

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

MATTHEW STEWART, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4611 Michigan Avenue, Nashville, TN 37209

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/or 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/or 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 hand on the 8th day of April, 2025.

Lynn Gurskey
Lynn Gurskey

Kyle Yeoman
Kyle Yeoman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LYNN GURSKEY AND KYLE YEOMAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Bon Aqua, Tennessee, this 8th day of April, 2025.

Notary Public Madison Haley Kretzer

My Commission Expires: 10/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission #: N/A
Commission Expires: 10/28/2026

file # 25-3368LA

25-3368LA

EXHIBIT A - LEGAL DESCRIPTION

Located in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, Block 2 on the Plan of East Extension of Plan 1, West Nashville of record in Plat Book 421, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lynn Gurskey and Kyle Yeoman, wife and husband, by Warranty Deed from Dustin Whitaker and Kristin Whitaker, husband and wife, dated June 18, 2020, and recorded June 22, 2020, of record in Instrument No. 20200622-0066756, in the Register's Office for Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.

2. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

3. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 421, Page 1, of the Public Records of Davidson County, Tennessee.

4. Restrictive Covenant for Detached Structure recorded in Instrument No. 20180205-0011298, of the Public Records of Davidson County, Tennessee.

5. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

6. Notice of Completion recorded in Instrument No. 20180129-0008895, of the Public Records of Davidson County, Tennessee.

I Lisa Allard, 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 April 8, 2025.

Lisa Allard April 8, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this April 8, 2025.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY