WARRANTY DEED

JOHN GLEAVES · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

Karen Johnson
Batch # 1268530
05/05/2025 10 07 03 AM
Fees $13 00 Taxes $1,369 00

20250505-0034527

Davidson County
DEEDWARR
2 pgs

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 Burie and Nathaniel Burie	**Castle and Cooke Mortgage LLC**	
(NAME) **5010 Bonnameade Drive**	(NAME) **13751 S. Wadsworth Park Drive, Ste. 101**	**074-12-0-150.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Draper, UT 84020**	
(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, **KAREN BROWN, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL BURIE AND NATHANIEL BURIE, WIFE AND HUSBAND,** 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 located in Davidson County, Tennessee and being further described as follows:

Being Lot No 479 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 1 and 2, Register's Office for said County.

Said Lot No. 479 fronts 75 feet on the northerly side of Bonnameade Drive and extends back 148 feet on the easterly line and 158 feet on the westerly line to a dead line, measuring 94.11 feet thereon

Being the same property conveyed to Karen Brown, a married woman by Quitclaim Deed from Karen Brown, a married woman of record in Instrument No 20240910-0069824 Register's Office for Davidson County, Tennessee, dated September 09, 2024 and recorded on September 10, 2024 The herein described property is not now nor ever has been the principal place of residence of the grantor herein

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3300, Page (s) 1 and 2, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3222, Page 154, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5010 Bonnameade Drive, Hermitage, Tennessee 37076**.

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.

Witness my/our hand(s) this the 30th DAY OF APRIL, 2025

Karen Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN BROWN, 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 30th of April, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

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