WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292438 DEEDWARR
07/01/2025 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250701-0051911

JM-C-25-104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Brandon L. Myers
Affiant

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

Raquel Mohl Hawkins
Notary Public

MY COMMISSION EXPIRES: 10/6/2028
(AFFIX SEAL)

RAQUEL MOHL HAWKINS
Notary ID #132712091
My Commission Expires
October 6, 2028

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)
Brandon L. Myers and Emily M. Myers	~~Same As New Owner~~ Guaranteed Rate, Inc.	
(NAME)	(NAME)	
104 Fitzpatrick Ct	3940 N. Ravenswood Ave	108-04-0-219.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, **MARGARET GARLINDA BURTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON L. MYERS AND EMILY M. MYERS, HUSBAND AND WIFE,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 373, on the Plan of Larchwood, Section Seven, of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Margaret Garlinda Burton, unmarried by Warranty Deed from Holland L. Koontz and wife, Suzanne P. Koontz of record in Instrument No. 20050527-0060111 Register's Office for Davidson County, Tennessee, dated May 25, 2005 and recorded on May 27, 2005.

The said Margaret Garlina Burton has since married. The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7216, Page 574, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6434, Page 906, Book 4868, Page 616, and Book 5569, Page 99, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7416, Page 233, and Book 7416, Page 296, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary and/or Storm Drainage of record in Book 6592, Page 366, 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: **104 Fitzpatrick Ct, Nashville, Tennessee 37214**.

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 JUNE, 2025.

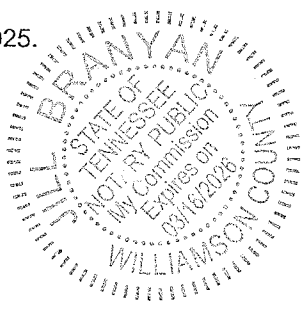
Margaret Garlinda Burton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET GARLINDA BURTON, 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 June, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



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

I, Sheri Engel, 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 this 30th day of June, 2025

Sheri Engel

Dated 7/1/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 1st day of July, 2025

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

JENNIFER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY