Karen Johnson Davidson County
Batch# 1295885 DEEDWARR
07/10/2025 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,898.10
20250710-0054510

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $513,000.00.

Affiant

Subscribed and sworn before me this the 9th day of July, 2025.

Notary Public
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Amelia Faulkner & Kyle Faulkner	Guaranteed Rate, Inc.	084-04-0 044.00
2501 Meadowood Dr.	3940 North Ravenswood Avenue	
Nashville, TN 37214	Chicago, IL 60613	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter **Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH IRRERA, UNMARRIED, AND RHONDA J. IRRERA, UNMARRIED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **AMELIA H. FAULKNER AND KYLE FAULKNER, A MARRIED COUPLE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, on the Map of McGavock Heighcs, Section one, of record in Book 2330, Page 70, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the south margin of Meadowood Drive, at the corner of Lots 5 and 6; thence with the line between said lots, south 199.9 feet to a point; thence west 223.8 feet to a point in the east margin of McGavock Pike; thence along said McGavock Pike, north 191.1 feet to the beginning of a curve; thence around said curve, in a northeasterly direction 39.27 feet to a point in the south margin of Meadowood Drive; thence along said Drive, east along a slight curve, 165.01 feet to the point of beginning.

Being the same property conveyed to Joseph Irrera and wife. Rhonda J. Irrera, by deed dated 07/13/1999, from Martha B. Uffelman, a widow, of record in Book 11573, page 606, Register's Office for said County. Final Divorce Decree filed 04/22/2025 of record in Case No. 23D1644, Circuit Court for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2501 Meadowood Dr., Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of July, 2025.

Rhonda J. Irrera

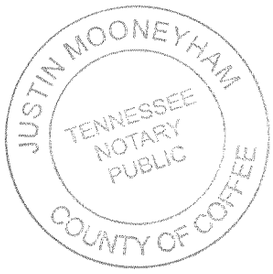
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rhonda J. Irrera, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2025.

My commission expires: 4/17/29

Notary Public



VERSION: January 2019

Witness my hand this the 9th day of July, 2025.

Joseph Irrera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Irrera, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2025.

My commission expires:

7/17/2028

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VERSION: January 2019

True Copy Certification

I, **Tammy Carney,** 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 the 9 day of July, 2025.

Affiant Signature
Date 7.9.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

