Karen Johnson Davidson County
Batch # 1303036 DEEDWARR
07/28/2025 02 49 25 PM 2 pgs
Fees $13 00 Taxes $1,850 00
20250728-0059509

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number. 6-6567-TM

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. DM-B-25-1706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2025.

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Notary Public
My Commission Expires 11-3-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sean McKay and Hyun-Duck McKay 1906 Pinehurst Drive Nashville, TN 37216	Pennymac Loan Services 3043 Townsgate Rd #200 Westlake Village, CA 91361	072 12 0 247.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Todd Gillam, a married person** (individually and/or collectively, "Grantor"), transfer and convey unto **Sean McKay and Hyun Duck-McKay, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 324, on the plan of BURCHWOOD GARDENS, SECTION 3, as shown on plat of record in Plat Book 2900, Page 116, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Todd Gillam, a married person, by Warranty Deed from Jeffrey D. Ernsberger and Connie E. Harrah Ernsberger, husband and wife, of record in Instrument No. 20040329-0034883, in the Register's Office of Davidson County, Tennessee, dated March 22, 2004 and recorded on March 29, 2004

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest

This is improved property located at: **1906 Pinehurst Drive, Nashville, TN 37216**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2025

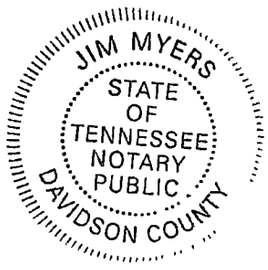
GRANTOR:

Todd Gillam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Todd Gillam, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of July, 2025



Notary Public
My Commission expires: 11-8-2028