Karen Johnson
Batch # 1305888
08/04/2025 02 40 50 PM
Fees $13 00 Taxes $1,006 40

Davidson County
DEEDWARR
2 pgs

20250804-0061677

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of July, 2025

(Affix Seal) Notary Public

My Commission Expires 05/08/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

2025-06-3093

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-CRE-25-106

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To	Tax ID#:
William O'Steen 106 Sadler Court Nashville, TN 37210	Better Mortgage Corp. 1427 Energy Park Dr. St. Paul, MN 55108	Map/Parcel 106-13-0-229 00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amanda Jaros, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **William W. O'Steen** and Kayla Aldredge, both unmarried hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that 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 13-B on the Plan of Resubdivision of Lot No 13, Sadler Place, Section Nine (9) of record in Plat Book 6050, Page 244, 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 Amanda Jaros, unmarried by Warranty Deed from Andrew B Love, single man of record in Instrument No 20160405-0032595 Register's Office for Davidson County, Tennessee, dated March 29, 2016 and recorded on April 05, 2016

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 106 Sadler Court, Nashville, TN 37210

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, its successors and assigns forever, and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out, and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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

Effective the 28 day July, 2025.

Amanda Jaros

STATE OF California
COUNTY OF Los Angeles

On this 28 day of July, 2025, before me personally appeared Amanda Jaros, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of July, 2025.

Notary Signature
My commission expires: 09/22/2028

CYNTHIA FLORES
Notary Public - California
Los Angeles County
Commission # 2500048
My Comm Expires Sep 22, 2028