THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-16946-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 434,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2025 Notary Public MY COMMISSION EXPIRES: 8/19/2026 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1306087 DEEDWARR
08/05/2025 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20250805-0062040

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Bulandr and Darcey Bulandr	Rocket Mortgage, LLC	
6224 Suzy Drive	1050 Woodward Ave	174-11-0B-066.00-CO
Antioch, TN 37013	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jessica Marie Norris, married, fomerly known as Jessica Marie McKown**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Jaroslav Bulandr and Darcey Bulandr, Husband and Wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 66 on the Plan of Final Plat of the Grove at Cane Ridge, Phase Three of record in Plat at Instrument No. 20131016-0108127, 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 Jessica M. Pruett and James R. Pruett, wife and husband by Warranty Deed from Jennifer Oliver, unmarried of record in Instrument No. 20170313-0024635 Register's Office for Davidson County, Tennessee, dated March 01, 2017 and recorded on March 13, 2017.

Being the same property conveyed to Jessica Marie McKown, by Final Decree of Divorce and Marital Dissolution Agreement from James Rexell Pruett, in the Circuit Court for Davidson County, Tennessee as Cause No. 18D1066, of record in Instrument No. 20181231-0126359, dated July 5, 2018 and recorded on December 31, 2018, in the Register's Office for Davidson County, Tennessee.

Jessica Marie Norris is one and the same as Jessica Marie McKown and Jessica M. Pruett.

Kevin Norris joins in this conveyance to convey any and all marital interest he may have in said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **6224 Suzy Drive, Antioch, TN 37013**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 1st day of August, 2025.

Jessica Marie Norris

Jessica Marie Norris

Kevin Norris

Kevin Norris

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jessica Marie Norris**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of August, 2025.

My Commission expires: 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin Norris**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of August, 2025.

My Commission expires: 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__08/01/2025_____ (date of document)**.

_____
Affiant Signature

_____08/01/2025_____
_ Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
_1st__ day of
____August_____, 20_25__.

_____
Notary's Signature
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029