NEW OWNER:
DOMINICK M. MONTOURI
6513 MARAUDER DRIVE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
ROCKET MORTGAGE, LLC
1050 WOODWARD AVE
DETROIT, MI 48226-1906

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1001

Map & Parcel
102030Q00200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1307377 DEEDWARR
08/11/2025 02:13:14 PM 3 pgs
Fees: $18.00 Taxes: $4,014.50
20250811-0063769

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Eighty-Five Thousand and 00/100 Dollars ($1,085,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIRTLEY WHITTINGTON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **DOMINICK M. MONTOURI and SARA MONTOURI, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 6313, as established by Declaration of Covenants, Conditions, and Restrictions for CONTINENTAL AND MARUADER, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240624-0046952, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lots, property co-owners and tenants of CONTINENTAL AND MARUADER, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240624-0046952, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being a portion of the same property conveyed to KIRTLEY WHITTINGTON, married, by Warranty Deed from CHARLES PHILLIP COCHRANE, dated April 15, 2024, and of record in Instrument No. 20240418-0027604, Register's Office for DAVIDSON County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **6513 MARAUDER DRIVE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters as set forth in Instrument No. 20240624-0046952, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 8th day of August, 2025.

KIRTLEY WHITTINGTON

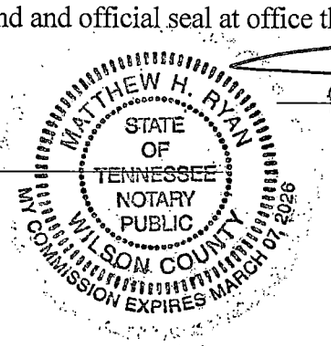
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KIRTLEY WHITTINGTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of August, 2025.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$1,085,000.00.**

8/8/2025

AFFIANT

Sworn to and subscribed to before me this 8th day of August, 2025.

NOTARY PUBLIC

My commission expires: _____

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-PPP-25-6513