Warranty Deed

Karen Johnson Davidson County Batch# 1311559 DEEDWARR 08/19/2025 09:06:30 AM 3 pgs Fees: $18.00 Taxes: $2,220.00 20250819-0065992	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Darren Irwin and Taylor Small	Guaranteed Rate, Inc.	042-14-0-032.00
605 Burgundy Drive	3940 North Ravenswood Ave	
Madison, TN 37115	Chicago, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT WESLEY MIDDLETON, III, AN UNMARRIED MAN, AND ALAINA MARIE AVERY MEYER, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARREN IRWIN AND TAYLOR SMALL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 116 on the Plan of Sherry Heights, Section III, as of record in Book 2331, Pages 126 and 127, Register's Office for said County.

Said Lot No. 116 fronts 210 feet on the southerly side of Burgundy Drive and runs back between lines 208.0 feet on the easterly line and 172.0 feet on the westerly line to a dead line in the rear on which it measures 213.6 feet.

Being the same property conveyed to Robert Wesley Middleton, III, an unmarried man, and Alaina Marie Avery Meyer, an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed from Amy F. Thomas as Executrix of the Estate of Mary Lucy Foster, and Amy F. Thomas and Elizabeth D. Taylor and Mary Margaret Foster Crowell, heirs-at-law of Mary Lucy Foster of record in Instrument No. 20220110-0002862 Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on January 10, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 605 Burgundy Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2025.

Robert Wesley Middleton, III

Alaina Marie Avery Meyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Wesley Middleton, III and Alaina Marie Avery Meyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2025.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

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 15 day of August, 2025.

Tammy Carney
Affiant Signature
Date 8/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____