39B

WARRANTY DEED

Karen Johnson
Batch # 1314808
08/26/2025 12 11 51 PM
Fees $13 00 Taxes $1,587 30

Davidson County
DEEDWARR
2 pgs

20250826-0068230

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 7/6/26
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc
128 Holiday Ct , Ste 125, Franklin, TN 37067

File No 2025-1246

ADDRESS NEW OWNER(S) AS FOLLOWS			SEND TAX BILLS TO			MAP/PARCEL NO(S)
Zachary Tabor and Carlin Barber			Steadfast Mortgage			120-09-0-058 00
(NAME)			(NAME)			
602 Glenpark Ct			2 Cadillac Drive			
(ADDRESS)			(ADDRESS)			
Nashville	TN	37217	Brentwood	TN	37027	
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Nine Thousand And No/100 Dollars ($429,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRYANT URICH AND BROOKE URICH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Tabor, an unmarried man and Carlin Barber, an unmarried woman, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 located in Davidson County, State of Tennessee, described as follows, to-wit.

Being Lot No. 5A27 on the plan of Section Five A, Glengarry Park, of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Bryant Urich and Brooke Urich, husband and wife by Warranty Deed from Stephanie Frazer, formerly known as Stephanie Epperson, an unmarried woman of record in Instrument No. 20210114-0006625, Register's Office for Davidson County, Tennessee, dated January 08, 2021 and recorded on January 14, 2021

unimproved ☐
This is improved ☑ property, known as 602 Glenpark Ct , Nashville, TN 37217
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness our hands this 21 day of August, 2025

Bryant Urich

Brooke Urich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of August 20 25, before me personally appeared Bryant Urich and Brooke Urich, 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 (or person's) free act and deed

Notary Public

My Commission Expires 1-14-2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY