This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24599-DJ

Karen Johnson Davidson County
Batch# 1316448 DEEDWARR
08/29/2025 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250829-0069238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2025.

Notary Public
My Commission Expires: 12.19.2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nathan Bartholomew Fleetwood Lina Ting 205 Bermuda Drive Nashville TN 37214	Guaranteed Rate, Inc 3940 N. Ravenswood Ave., Ste 1W Chicago, IL 60613	084-14-0-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Christina Marie Sagun, unmarried and Grace De Los Reyes, unmarried, as joint tenants with rights of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nathan Bartholomew Fleetwood and Lina Ting, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 50 and part of Lot No. 52, Section Two, Donelson Meadows, according to survey and plat of same appearing of record in Book 2133, pages 100 and 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 and part of Lot No. 52 front together 177.27 feet along the easterly side of Bermuda Drive and extend back 279.50 feet along the northerly side line and 256.7 feet along the southerly side line to a rear line measuring 153.00 feet thereon.

Being the same property conveyed to Christina Marie Sagun, unmarried and Grace De Los Reyes, unmarried, as joint tenants with rights of survivorship by Quitclaim Deed from Christina Marie Sagun, a single woman, dated June 7, 2022, recorded July 6, 2022, of record in Instrument No. 20220706-0077836, Register's Office for Davidson County, Tennessee.

This is improved property located at: **205 Bermuda Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2025.

GRANTOR:

Christina Marie Sagun

Christina Marie Sagun

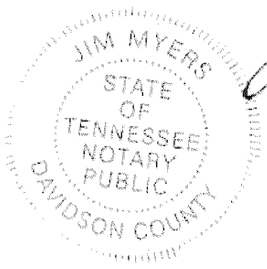
Grace Delos Reyes

Grace Delos Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christina Marie Sagun and Grace Delos Reyes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of August, 2025.



Notary Public
My Commission expires: 11-8-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 26. 2025.

Affiant Signature

28th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202508290069238