WARRANTY DEED

Karen Johnson Davidson County
Batch# 1321106 DEEDWARR
09/11/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20250911-0072798

BG-ORE-25-818A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: July 27, 2027

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 27, 2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Jodie E. Renk, Trustee of the Jodie Renk Trust, dated August 19, 2005, as may be amended or restated	**Guild Mortgage Company, LLC**	
(NAME)	(NAME)	
818A North 5th Street	**PO Box 1788**	**082-07-0E-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Springfield, OH 45501**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINZIE TREADWAY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JODIE E. RENK, TRUSTEE OF THE JODIE RENK TRUST, DATED AUGUST 19, 2005,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of the Plan of Homes at 818 North 5th Street, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 818 North 5th Street as shown of record in Instrument No. 20160107-0001823, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate Legal Description

Being the same property conveyed to Jessica Backhus and spouse, Linzie Treadway by Warranty deed from Kirtley Whittington, married of record in Instrument No. 20160909-0095027 Register's Office for Davidson County, Tennessee, dated September 08, 2016 and recorded on September 09, 2016.

Being the same property conveyed to Linzie Treadway, a single woman by Quitclaim deed from Jessica Backhus and spouse, Linzie Treadway of record in Instrument No. 20180801-0075416 Register's Office for Davidson County, Tennessee, dated July 30, 2018 and recorded on August 01, 2018.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 133, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160107-0001823, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter for HOA of record in Instrument Number 20160107-0001822, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **818A North 5th Street, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF SEPTEMBER, 2025.

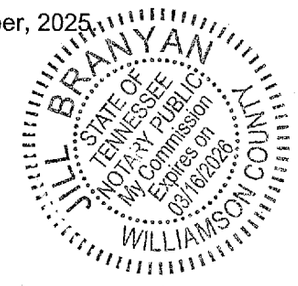
Linzie Treadway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of September, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/10/25 (date of document).

Affiant Signature

9/11/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

