This instrument prepared by.
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-24770-DJ

Karen Johnson Davidson County
Batch # 1333230 DEEDWARR
10/10/2025 02 55 13 PM 2 pgs
Fees $13 00 Taxes $1,646 50

20251010-0081287

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-CLAM-25-2320

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $445,000 00.

Affiant

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 7 day of October, 2025

Notary Public
My Commission Expires. 7-2-29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel Scott Gorman 2320 Dennywood Dr. Nashville, TN 37214	CMG Home Loans 3160 Crow Canyon Rd #400 San Ramon, CA 94583	084-11-0-097

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, I, **Meagan Backes, married fka Meagan Vaughn, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Daniel Scott Gorman, unmarried**, hereinafter called the Grantee(s), his 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. 115, Maplecrest, according to survey and plat of same appearing of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Meagan Vaughn, an unmarried woman by Quitclaim Deed from W.C. Vaughn, dated February 5, 2016, recorded on February 24, 2016, of record in Instrument No. 20160224-0017533, in the Register's Office of Davidson County, Tennessee, and further, being the same property conveyed to W.C. Vaughn and Meagan Vaughn by Warranty Deed from Sara K. Mullins, dated September 16, 2015, recorded September 25, 2015, of record in Instrument No. 20150925-0097550, said Register's Office.

Jayson Loren Backes hereby joins in this conveyance to relinquish any right and title in and to the property he may have, marital or otherwise.

This is improved property located at **2320 Dennywood Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 20__, and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 ____ day of October, 2025

GRANTOR

Meagan L. Backes

Jayson Loren Backes

STATE OF MISSISSIPPI
COUNTY OF Yalobusha

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Meagan L Backes and Jayson Loren Backes, 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 3rd day of October, 2025

Michael O. Clark
Notary Public
My Commission expires 8/24/29

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 282487 Michael O. Clark Commission Expires 08/24/2029 Lafayette COUNTY