Karen Johnson Davidson County
Batch# 1341374 DEEDWARR
11/03/2025 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20251103-0086980

WARRANTY DEED

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No. SG-25-11419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2025

Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Saitta	United Home Loans, Inc.	
(NAME)	(NAME)	
177 McCall Street	1023 Burlington Ave	133-02-0-370.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Western Springs, IL 60558	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Matthew Ryan Dean and Kayla Dean, Husband and Wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Saitta, an Unmarried Man**, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of McCall Park of record in Plat Book 3500, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 85.1 feet on the South side of McCall Street and runs back 235.8 feet on the East line and 236.8 feet on the West line to a deed line in the rear on which it measures 85.1 feet.

Being the same property conveyed to Matthew Ryan Dean, unmarried by Warranty deed from Christin R. Loera and husband Ernesto M. Loera of record in Instrument No. 20150826-0086229 Register's Office for Davidson County, Tennessee, dated August 24, 2015 and recorded on August 26, 2015.

This is property more commonly known as 177 McCall Street, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 30 day of October, 2025.

Matthew Ryan Dean

Kayla Dean

STATE OF TENNESSEE
COUNTY OF Washington

On this 30 day of October, 2025, before me personally appeared Matthew Ryan Dean and Kayla Dean, 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's (or persons') free act and deed.

Witness my hand, at office, this 30 day of October, 2025.

Notary Signature
My commission expires: 11/25/2028

GARY D. FREEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 10-30, 2025.

Affiant
Date: October 31, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31 day of October, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

