Karen Johnson Davidson County
Batch# 1343229 DEEDWARR
11/10/2025 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20251110-0089339

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24875-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2025.

Notary Public
My Commission Expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yvonne E. Borders 416 Scotts Creek Trail Hermitage, TN 37076	Guild Mortgage Company, LLC 5887 Copley Dr San Diego, CA 9211	075-12-0A-103-00

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, **Jessie Brumley and McKenzi Brumley, fka McKenzi Goebel, husband and wife, and Kevin Goebel, a married person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Yvonne E. Borders an unmarried woman**, hereinafter called the Grantee(s), her 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. 4, Section Three, Phase I, Greer Meadows at Cedar Creek, Residential P.U.D., according to survey and plat of same appearing of record in Instrument No. 20010920-0101748, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Jessie Brumley and McKenzi Goebel, husband and wife, and Kevin Goebel, a married person by Warranty Deed from Eli Ziegler, a married man and Andrew Wilson, a married man, dated July 17, 2023, recorded July 20, 2023, of record in Instrument No. 20230720-0056138, Register's Office for Davidson County, Tennessee.

This is improved property located at: **416 Scotts Creek Trail, Hermitage, TN 37076**

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 28 day of October, 2025.

GRANTOR:

McKenzi Brumley fka McKenzi Goebel

Jessie Brumley

STATE OF INDIANA
COUNTY OF Vanderburgh

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared McKenzi Brumley and Jessie Brumley, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28 day of October, 2025.

JENNIFER A KIRSCH
Notary Public - Seal
Vanderburgh County - State of Indiana
Commission Number NP0752467
My Commission Expires Oct 26, 2031

Notary Public
My Commission expires: 10/26/2031

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of October, 2025.

GRANTOR:

Kevin Goebel

STATE OF INDIANA
COUNTY OF Vanderburgh

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin Goebel, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28 day of October, 2025.

JENNIFER A KIRSCH
Notary Public - Seal
Vanderburgh County - State of Indiana
Commission Number NP0752467
My Commission Expires Oct 26, 2031

Notary Public
My Commission expires: 10/26/2031

202511100089339

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 October 29. 2025.

Affiant Signature

10th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of November, 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