Karen Johnson
Batch # 1350856
11/25/2025 03 31 42 PM
Fees $13 00 Taxes $3,385 50
Davidson County
DEEDWARR
2 pgs
20251125-0094242

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2025.

Notary Public
MY COMMISSION EXPIRES. 1.24.26
File No. G25-24433

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Frank Yurchak and Krista Yurchak (NAME)	Guaranteed Rate, Inc. (NAME)	44-15-413
803 B Riverside Road (STREET ADDRESS)	3940 N. Ravenswood Ave (STREET ADDRESS) 2nd	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Chicago, IL 60613 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Tara Evans Peek n/k/a Tara Peek Richardson, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Yurchak and Krista Yurchak, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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. 189A on the Plat of First Revision of the Resub of 189A, Village of Old Hickory, Section A, of record in Instrument No. 20111227-0100833, Register's Office for said County.

Being the same property conveyed to Tara Evans Peek by Deed dated November 30, 2011 from Michael Wayne Peek, recorded December 27, 2011, in Instrument Number 20111227-0100833, Register's Office of Davidson County, Tennessee Tara Evans Peek is now known as Tara Peek Richardson and is married to Maurice Andrew Richardson. Maurice Andrew Richardson joins in this conveyance to convey any interest in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 803B Riverside Road, Old Hickory, TN 37138.

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.

Witness my/our hand(s) this 24th day of November, 2025

x _____
Tara Peek Richardson

x _____
Maurice Andrew Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of November, 2025, before me personally appeared Tara Peek Richardson and Maurice Andrew Richardson, 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 24th day of November, 2025.

_____
Notary Signature
My commission expires 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. G-C-25-603B