WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

T-RM-25-437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/16/26

(AFFIX SEAL)

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)
David Delashmitt	**Rocket Mortgage, LLC**	
(NAME) 6358 Columbia Ave	(NAME) **1050 Woodward Avenue**	**091-13-0-175.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Detroit, MI 48226-1906**	
(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, **BONNIE VARNEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID DELASHMITT, A SINGLE MAN,** 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 Lot No. 53, on the Map of Section One, Westboro Subdivision, of record in Book 1424, Page 18, Register's Office of Davidson County, Tennessee.

Said Lot No. 53, fronts 75 feet on the southwesterly side of Westboro Drive and runs back between lines, 223.8 feet on the southerly line and 235.6 feet on the northerly line to a dead line on which it measures 75.9 feet.

Being the same property conveyed to Edwin M. Delashmitt and wife, Irene D. Delashmitt by Warranty Deed from William M. Choate and wife, Evangelist G. Choate, dated October 30, 1963 and recorded in Book 3645, Page 169, Register's Office of Davidson County, Tennessee.

Irene D. Delashmitt having since died on December 4, 2000 leaving Edwin M. Delashmit as surviving tenant by the entirety.

Edwin M. Delashmitt having since died on April 26, 2024 with a Last Will and Testament of record in Instrument No. 20240618-0045863, and Probated Docket 24P1029 Davidson County, Tennessee, bequeathing said property to Bonnie Delashmitt.

Bonnie Delashmitt and Bonnie Varney are one and the same person.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2026 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 18, 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: **437 Westboro Dr, Nashville, Tennessee 37209**.

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.

Karen Johnson Davidson County
Batch # 1359039 DEEDWARR
12/17/2025 02:25:08 PM 2 pgs Warranty Deed
Fees: $13.00 Taxes: $1,387.50

20251217-0100428

Witness my/our hand(s) this the 15 DAY OF DECEMBER, 2025.

Bonnie Varney

Bonnie Varney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE VARNEY, 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 15th of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

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