WARRANTY DEED

Karen Johnson
Batch # 1361269
12/23/2025 01:56:18 PM
Fees: $13.00 Taxes: $1,479.63
20251223-0102180

Davidson County
DEEDWARR
2 pgs

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

G-SSW-25-145-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 03-16-2026

(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)
Carus F. DuBose	**Guaranteed Rate Inc.**	
(NAME)	(NAME)	**119-10-0C-015.00-CO**
145 Whitsett Road #15	**3940 N Ravenswood Ave.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Chicago, IL 60613**	
(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, **WHITSETT PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARUS F. DUBOSE, SINGLE,** 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 Unit No. 15, on the Plan of Southside at Whitsett Horizontal Property Regime of record in Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for Southside at Whitsett Horizontal Property Regime at Instrument No. 20230724-0057015, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William Francis Snyder, a single man, and Steven Douglas Emery, a married man by Warranty Deed from B and E Irrigation and Landscaping, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220330-0036832 Register's Office for Davidson County, Tennessee, dated March 22, 2022 and recorded on March 30, 2022.

Being a portion of the same property conveyed to William Francis Snyder, unmarried, and Steven Douglas Emery, a married man by Quitclaim Deed (to Combine Parcels) from William Francis Snyder, unmarried, who shall receive an undivided 50% interest and Steven Douglas Emery, a married man, who shall receive an undivided 50% interest, as tenants in common of record in Instrument No. 20221202-0126248 Register's Office for Davidson County, Tennessee, dated November 29, 2022 and recorded on December 02, 2022.

Being a portion of the same property conveyed to Whitsett Partners LLC, a Tennessee Limited Liability Company by Quitclaim Deed from William Francis Snyder and Steven Douglas Emery of record in Instrument No. 20230620-0046326 Register's Office for Davidson County, Tennessee, dated June 15, 2023 and recorded on June 20, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230724-0057015, and Attorney's Certificate of record in Instrument Number 20230725-0057384, Register's Office for Davidson County, Tennessee.
- Charter for Southside at Whitsett Townhouse Corporation of record in Instrument Number 20230724-0057031, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20230316-0019068, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument Number 20020226-0024241 and Instrument Number 20011212-0137321, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20011025-0116812, in the 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: **145 Whitsett Road #15, Nashville, Tennessee 37210**.

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.

Witness my/our hand(s) this the 18 DAY OF DECEMBER, 2025.

Whitsett Partners LLC

BY: _____
Steven D. Emery
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN D. EMERY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of WHITSETT PARTNERS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18 of December, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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