Karen Johnson Davidson County
Batch# 1362036 DEEDWARR
12/29/2025 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20251229-0102865

WARRANTY DEED

(SEAL)

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 8/1/2029

File #25-TC-0230-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tricia Isen	**Primary Residential Mortgage, Inc.**	
(NAME)	(NAME)	
230 Beverly Drive	**1480 North 2200 West**	**051 03 0 015.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Salt Lake City, UT 84116**	
(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,

- **MICHELLE QUINONEZ AND BRIAN HITE, WIFE AND HUSBAND,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TRICIA ISEN, UNMARRIED WOMAN,

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. 13 on the Plan of BLAIR HEIGHTS, SECTION ONE, as of record in Plat Book 2133, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michelle Quinonez, an unmarried person, and Brian Hite, an unmarried person, by Warranty Deed from Mark S. Allen and wife, Wendy A. Allen, of record in in Instrument No. 20230725-0057343, in the Register's Office of Davidson County, Tennessee, dated July 24, 2023 and recorded on July 25, 2023. Michelle Quinonez and Brian Hite have since married.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLAIR HEIGHTS, SECTION ONE, as recorded in Plat Book 2133, Page(s) 18.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2438, Page 485.
* Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **230 Beverly Drive, Madison, TN 37115**.

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 19th day of December, 2025.

Michelle Quinonez

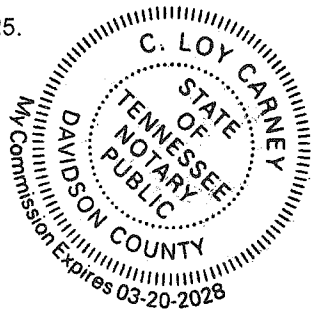
Brian Hite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2025, before me personally appeared Michelle Quinonez, 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 19th day of December, 2025.

Notary Signature
My commission expires:

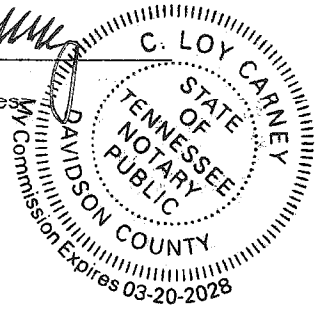


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2025, before me personally appeared Brian Hite, 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 19th day of December, 2025.

Notary Signature
My commission expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 19, 2025.

J. Carlton Drumwright

December 19, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 19, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY