Karen Johnson Davidson County
Batch# 1365133 DEEDWARR
01/05/2026 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,389.20
20260105-0000356

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $916,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Owen, an unmarried person, and Alexandra Vierling, an unmarried person, as joint tenants with right of survivorship	Guaranteed Rate, Inc.	
	(NAME)	
402 Rudolph Ave	3940 North Ravenswood Avenue	083-10-0-024.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kelly Liken Booker fka Kelly Liken, and Molly Booker, a married couple, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carter Owen, an unmarried person, and Alexandra Vierling, an unmarried person, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs 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. 234, Northerly 15 feet of Lot No. 233 and the Southerly 10 feet of Lot No. 235, on the Plan of McEwen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 234 and parts of Lots Nos. 233 and 235 the Northerly front together 55 feet on the Westerly side of Rudolph Street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Kelly Liken, an unmarried person, and Molly Booker, an unmarried person, as joint tenants with right of survivorship by Warranty Deed from Matthew Michael Ronk and Allison Ronk, husband and wife of record in Instrument No. 20230829-0067737 Register's Office for Davidson County, Tennessee, dated August 28, 2023 and recorded on August 29, 2023.

Kelly Liken and Molly Booker have since been married to each other and Kelly Liken is now known as Kelly Liken Booker.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 402 Rudolph Ave, Nashville, TN 37206
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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. 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 31st day of December, 2025.

WARRANTY DEED
(Continued)

Kelly Liken Booker fka Kelly Liken

Molly Booker

STATE OF Vermont
COUNTY OF Caledonia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly Liken Booker and Molly Booker, the herein bargainor(s), 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 30 day of December, 2025.

Notary Public

My Commission Expires: 01/31/2027

(SEAL)

Notary Public State of Vermont
Jenna Heinrich
Commission * No. 157.0016565 *
My Commission Expires 01/31/2027

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

True Copy Certification

I, **Tonya Cherry,** 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 this the 31 day of December, 2025.

Affiant Signature
Date 12-31-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028