PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1371820 DEEDWARR
01/22/2026 02:03:47 PM 2 pgs
Fees: $13.00 Taxes: $1,529.40
20260122-0005399

Ivey Title, LLC Ref: (LM) Title No.: 64317
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dana Russell 925 Granada Avenue Nashville, TN 37206	**Rocket Mortgage, LLC** **P.O. Box 6577** **Carol Stream, IL 60197**

TAX MAP PARCEL NUMBERS: 08301012900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$413,350.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry J. Driscoll and Pat A. Driscoll, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Dana Russell, a single person** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 34 on the Plan of Hyronemus Addition, as shown on plat of record in Plat Book 161, page 174, in the Register's Office of Davidson County, Tennessee

Said part of said Lot 34 fronts 50 feet on the northerly side of Granada Avenue, formerly known as Bailey Street, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Kevin Driscoll, a single man, by Warranty Deed from Polly A. Palmer, a single woman, dated June 14, 2024 and recorded on June 20, 2024, of record in Inst. No. 20240620-0046348, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated June 27, 2025, recorded July 8, 2025, of record in Inst. No. 20250708-0053605, said Register's Office, subject property was conveyed to Jerry J. Driscoll and Pat A . Driscoll.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan of record in Book 161, page 174, said Register's Office.

This is improved property, known as 925 Granada Avenue, Nashville, TN 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16 day of January, 2026.

Jerry J. Driscoll **Pat A. Driscoll**

State of Tennessee

County of Davidson

On this 16 day of January, 2026 before me the undersigned authority, personally appeared Jerry J. Driscoll and Pat A. Driscoll, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Notary

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $413,350.00.

Affiant

Sworn and subscribed before me this 16th day of January, 2026.

My Commission Expires: Notary

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028