Karen Johnson Davidson County
Batch# 1377069 DEEDWARR
02/06/2026 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20260206-0008841

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $349,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of February, 2026.

NOTARY PUBLIC

My commission expires: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jordyn Hay	United Wholesale Mortgage	096-05-0-135.00
(NAME)	(NAME)	
307 Lorna Drive	585 South Blvd E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Pontiac, MI 48341	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Raimund R. Prach, a single man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jordyn Hay, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 186, as shown on the map entitled Plan of Woodberry Park, of record in Plat Book 2133, pages 117, 118, and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description. Said lot fronts 96 feet on the east side of Lorna Drive and runs back 161 feet on the north line and 162.4 feet on the south line to a dead line in the rear on which it measures 80.4 feet.

Being the same property conveyed to SUSAN C. PRACH AND HUSBAND, RAIMUND R. PRACH, by Warranty Deed from BEULAH C. MAYNARD, of record as Instrument No. 20140619-0053787, in the Register's Office for Davidson County, Tennessee, dated June 12, 2014

SUSAN C. PRACH having since died on or about August 18, 2022, leaving RAIMUND R. PRACH as the surviving tenant by the entirety.

This property is __unimproved _X_improved property known as: 307 Lorna Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of February, 2026.

Raimund R. Prach

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raimund R. Prach, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of February, 2026.

Taylor Johnson
Notary Public
My Commission Expires: 8/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 02/03/2026 (date of document).

Affiant Signature

02/03/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 3rd day of February, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29