Karen Johnson Davidson County
Batch# 1380483 DEEDWARR
02/12/2026 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20260212-0011409

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11th** DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

B-GP-26-2225

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)
Samuel O'Rourke and Katarina Richter O'Rourke	**New Owner**	
(NAME)	(NAME)	
2225 Wickson Avenue		**119-01-0-129-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210-4921		
(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, **GAMI 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 **SAMUEL O'ROURKE AND KATARINA RICHTER O'ROURKE, HUSBAND AND WIFE,** 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:

TRACT I:

Land in Davidson County, Tennessee, being Lots 55 and 56 on the plan of the Subdivision of G. P. Rose's Property of record in Book 547, Page 74, Register's Office for said County, to which Plan reference is made for a complete description.

Less and except the parts of said lots sold to the State of Tennessee for the I-440 Highway being more particularly described as follows:

Being parts of Lots 55 and 56 on the plan of the Subdivision of G. P. Rose's Property as of record in Book 547, Page 74, Register's Office Davidson County.

Beginning at a point in the Westerly margin of Wickson Avenue said point being the Northeast corner of Lot No. 23 of said plan; thence with the Northerly boundary of Lots 23, 22 and 21 150 feet to the Southwest corner of Lot No. 54 on said plan; thence with the Easterly boundary of Lot No. 54 North 6 degrees 08 minutes East 42 feet to a point; thence North 81 degrees 37 minutes East 154.2 feet to the West margin of Wickson Avenue; thence with said margin South 6 degrees 08 minutes West 79 feet to the point of beginning and containing 0.206 acre, more or less and being the same property conveyed to the State of Tennessee by deed from Willis B. Jonte and wife, Mary Jonte as of record in Book 4367, Page 1, Register's Office Davidson County.

TRACT II:

Land in Davidson County, Tennessee, being the Northerly part of Lot 56 on the Plan of Subdivision of G. P. Rose's Property dated March 1925, said Plan being of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee.

Said Northerly part of Lot 56 fronts 27 feet on the Westerly side of Wickson Avenue and extends back between parallel lines 150 feet to the rear of Lot No. 53 of the said plan.

Being the same property conveyed to Gami Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from Gami Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20210112-0005525 Register's Office for Davidson County, Tennessee, dated January 8, 2021 and recorded on January 12, 2021, and Deed of Correction Quitclaim Deed recorded on April 23, 2021 in Instrument No. 20210423-0054449.

on January 12, 2021, and Deed of Correction Quitclaim Deed recorded on April 23, 2021 in Instrument No. 20210423-0054449.

This conveyance is subject to:
• Taxes for the year 2026 and subsequent years.
• Subject to all matters shown on the Plan of record in Plat Book 547, Page 74, Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20251229-0103059, in the Register's Office for Davidson County, Tennessee.
• Any and all right, title and/or interest of the State of Tennessee/United States of America to increase it's right of way of Interstate 440.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2225 Wickson Avenue, Nashville, Tennessee 37210-4921**.

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 11 DAY OF FEBRUARY, 2026.

GAMI Partners, LLC, a Tennessee limited liability company

BY: _____
Jeffrey Gaw
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY GAW, 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 MANAGER of GAMI PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of February, 2026.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

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

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I Addie Dilworth, 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 **February 11, 2026**.

Date

Affiant Signature — **02/12/2026** Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **12th** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: 5·24·28
Date

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Seal (if on paper)