Karen Johnson Davidson County
Batch# 1385271 DEEDWARR
02/25/2026 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $2,257.00
20260225-0015071

WARRANTY DEED

MARVIN MARCELLUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires
May 8, 2029
Notarized remotely using audio-video communication technology via Proof.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Luke A Sykes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/08/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Samantha Shea Singer	ROCKET MORTGAGE LLC	083 04 0 068.00
(NAME)	(NAME)	
2409 Carter Avenue	635 WOODWARD AVENUE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	DETROIT, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($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, we, **Luke A. Sykes and Deborah Sykes, husband and wife, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Samantha Shea Singer, a single person**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land In Davidson County, Tennessee, being Lot No. 61 on the Plan of ROSEBANK PARK of record in Plat Book 1835, Page 26, 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. 61 fronts 66 feet on the Northerly side of Carter Avenue, and runs back 200.6 feet on the Easterly line and 191.3 feet on the Westerly line to a dead line, measuring 65.63 feet thereon.

Being the same property conveyed to Luke A. Sykes and Deborah Sykes, husband and wife, by Warranty Deed from Catherine Shelton, unmarried, of record in Instrument No. 20160222-0016735, in the Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 22, 2016.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2409 Carter Avenue, Nashville, TN 37206
(House No.) (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.

Effective the 18th day of February, 2026.

Luke A Sykes
Luke A. Sykes

Deborah Sykes
Deborah Sykes

202602250015071

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of February, 20 26, before me personally appeared Luke A. Sykes and Deborah Sykes, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 05/08/2029

MARVIN MARCELLUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires
May 8, 2029

Notarized remotely using audio-video communication technology via Proof.

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 18. 2026

Affiant Signature

25th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

