Karen Johnson Davidson County
Batch# 1388150 DEEDWARR
03/04/2026 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $5,291.00
20260304-0017391

WARRANTY DEED

ANNE MARIE SMALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

File No. AP-25-12013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 7/2/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma M. Remy and Stephen Perkins	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
4314 Lealand Lane	3940 N. Ravenswood Avenue	132-05-0-162.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **William Whitmer and Natalie Whitmer, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emma M. Remy and Stephen Perkins, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 18 on the Plan of Glendale Park, Section No. 2 of record in Plat Book 1130, Page 61, and Plat Amend Final Subdivision Plat record in Instrument No. 20241218-0098073 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Whitmer and Natalie Whitmer, husband and wife by Warranty Deed from Lee Esposito and Sarah Esposito, husband and wife of record in Instrument No. 20240605-0041963 Register's Office for Davidson County, Tennessee, dated May 31, 2024 and recorded on June 05, 2024.

This is property more commonly known as 4314 Lealand Lane, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 26th day of February, 2026.

William Whitmer

Natalie Whitmer by William Whitmer,
Attorney-In-Fact

AIF

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26th day of February, 2026, before me personally appeared William Whitmer, 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's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2026.

Notary Signature
My commission expires:

DANIELLE CRANE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
December 2, 2028
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named William Whitmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Natalie Whitmer and that this instrument was executed on behalf of the said Natalie Whitmer for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. _202603040017390___, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 26th day of February, 2026.

Notary Signature
My commission expires:

DANIELLE CRANE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
December 2, 2028
COUNTY OF RUTHERFORD

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 26. 2026

Affiant Signature

4th day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028