WARRANTY DEED

Karen Johnson Davidson County
Batch# 1398687 DEEDWARR
03/27/2026 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260327-0024669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Mary F Feulner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/11/27
(AFFIX SEAL)

CHRISTINE MARIE EYRES
NOTARY PUBLIC
State of Alabama
My Commission Expires Sep. 11, 2027

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Russell Nicholas Feulner and Sandra Gajovsky	New American Funding, LLC	Map: 018-03-0-002.00
(NAME) 312 Isaac Dr.	(NAME) P.O. Box 650076	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Dallas, TX 75265-0076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY F. FEULNER, SINGLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RUSSELL NICHOLAS FEULNER, A SINGLE MAN AND SANDRA GAJOVSKY, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 Connell Estates, Section I, as of record in Book 2900, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mary F. Feulner, an unmarried woman, by deed from Bernadette Gilliam, of record in Instrument No. 20130719-0074748, dated July 18, 2013, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 15, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2927, Page 581, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 312 Isaac Dr., Goodlettsville, TN 37072
(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.

Witness our hands this 26th day of March, 2026.

Mary F. Feulner

STATE OF ALABAMA
COUNTY OF BALDWIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary F. Feulner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of March, 2026.

My Commission Expires:

Notary Public

CHRISTINE MARIE EYRES
NOTARY PUBLIC
State of Alabama
My Commission Expires Sep. 11, 2027

Certification of Recorded Documents

I, Channing Miles, 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 March 27, 2026.

(AFFIANT) – Channing Miles

03/27/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of March, 2026.

My commission expires: 6/4/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY