Karen Johnson Davidson County
Batch# 1413817 DEEDWARR
04/30/2026 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260430-0038486

WARRANTY DEED

(SEAL)
DEANNA C BERRY
My Commission Expires
NOTARY PUBLIC
June 2 2032
STATE OF SOUTH CAROLINA

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~DAVIDSON~~ Lexington

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 2026.

Deanna C Berry
Notary Public
MY COMMISSION EXPIRES: 6/2/32

File #26-TL-0612-OW

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicole Kaitlynn Myers and Brandon Paul Myers (NAME)	KIND LENDING, LLC (NAME)	
612 Mount Pisgah Court (ADDRESS)	1920 MAIN STREET, STE 1200 (ADDRESS)	**172-14-0-009**
Nashville, TN 37211 (CITY) (STATE) (ZIP)	IRVINE, CA 92614 (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,

MICHAEL RUKUS, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NICOLE KAITLYNN MYERS AND BRANDON PAUL MYERS, A MARRIED COUPLE,

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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of MT. PISGAH HEIGHTS of record in Plat Book 5210, Page 302 and amended in Book 6187, Page 988, 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 Michael Rukus, a Single Man, by Warranty Deed from Ron A. Jacobs, Unmarried, of record in Instrument No. 20230201-0007382, in the Register's Office of Davidson County, Tennessee, dated January 31, 2023, and recorded on February 01, 2023.

The said Michael Rukus having since married does hereby affirm that said property has never been his primary marital residence.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MT. PISGAH HEIGHTS, as recorded in Plat Book 5210, Page(s) 302 as Amended in Book 6187, Page 988.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5634, Page 15.
* Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.
* Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unknown.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **612 Mount Pisgah Court, Nashville, TN 37211**.

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 21st day of April, 2026.

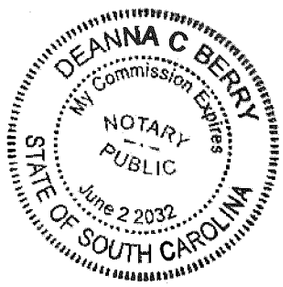
Michael Rukus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of April, 2026, before me personally appeared Michael Rukus, 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 21st day of April, 2026.

Notary Signature
My commission expires:



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 April 22. 2026

Affiant Signature

30th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

