Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067
File # RR-26-1989

Karen Johnson Davidson County
Batch# 1417323 DEEDWARR
05/07/2026 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260507-0041137

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Parker Yates McAnnally and Emily Yearout McAnnally, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Girdler, III and Tessa Girdler, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Westboro Subdivision, Section 1 of record in Plat Book 1424, Page 18, 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 Parker Yates McAnnally and Emily Yearout McAnnally, husband and wife by Warranty Deed from Brookwood Investments, LLC, A Tennessee Liability Company of record in Instrument No. 20230713-0053801 Register's Office for Davidson County, Tennessee, dated July 10, 2023 and recorded on July 13, 2023.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 424 Westboro Drive, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Richard Girdler III **Tessa Girdler** **424 Westboro Drive** **Nashville, TN 37209**	**United American Mortgage Corp** **3198 Airport Loop, Ste F** **Costa Mesa, CA 92626**	**091-03-0-187.00**

WITNESS THE EXECUTION HEREOF this 5th day of May, 2026.

Parker Yates McAnnally **Emily Yearout McAnnally**

State of Tennessee)
County of Davidson)

On this 5th day of May, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Parker Yates McAnnally and Emily Yearout McAnnally, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: Nov 8, 2027

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

State of Tennessee)
County of Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 570,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of May, 2026.

Notary Public

My Commission Expires: _____

DAKOTA W. UNDERWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Certificate of Authenticity

I, Leslie Hayes, 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 5/5/2026.

Date

Affiant Signature

5/6/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of May, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)