WARRANTY DEED

Karen Johnson
Batch # 1422077
05/19/2026 01:07:23 PM
Fees: $13.00 Taxes: $6,105.00

Davidson County
DEEDWARR
2 pgs

20260519-0045001

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of May, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: RES-26-229

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Whitney and Morgan Slade Whitney	Guaranteed Rate, Inc.	104 13 0 089.00
(NAME)	(NAME)	
229 Craighead Avenue Nashville, TN 37205	3940 N. Ravenswood Ave. #214 Chicago, IL 60613	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **AMY L. WOOD, TRUSTEE OF RED ZORA IRREVOCABLE INVESTMENT SERVICES TRUST DATED MAY 5, 2023**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RYAN WHITNEY AND MORGAN WHITNEY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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. 25 in MYRTLEWOOD PLAT OF THE BRANSFORD REALTY CO'S SUBDIVISION OF PART OF S.W. BERGER PROPERTY, a plan of which is of record in Book 547, page 106, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christina M. Sillers and Mark Selby, wife and husband, (Christina M. Sillers is also known as Tia Maria Sillers), from Richard L. Miller and wife, Sharalena S. Miller, by Warranty Deed dated November 22, 2005, recorded December 12, 2005, in Instrument No. 20051212-0149066, in the Register's Office for Davidson County, Tennessee. The said Mark Selby died on September 18, 2017, leaving Christina M. Sillers is also known as Tia Maria Sillers as surviving tenant by the entirety.

Further being the same property conveyed to Red Zora Irrevocable Investment Services Trust, from Christina M. Sillers, also known as Tia Maria Sillers, by Quitclaim Deed dated May 23, 2023, recorded September 5, 2023, in Instrument No. 20230905-0069638, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 229 Craighead Avenue, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (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 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 13th day of May, 2026.

Red Zora Irrevocable Investment Services Trust dated May 5, 2023

By: _____
Amy L. Wood, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Amy L. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of Red Zora Irrevocable Investment Services Trust, the within named bargainor, a Trust, and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 13th day of May, 2026.

_____
Notary Signature
My commission expires: 6-26-27

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-B-26-229