Karen Johnson
Batch # 1424012
05/21/2026 02:52:43 PM
Fees: $13.00 Taxes: $2,553.00

Davidson County
DEEDWARR
2 pgs

20260521-0046614

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $690,000.00 Affiant Subscribed and sworn to before me, this the 20th day of May, 2026. Notary Public My commission expires:

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-C-26-7529

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Horan	ROCKET MORTGAGE, LLC	126-16-0A-316.00-CO
7529 Woodstream Drive	1050 WOODWARD AVE	
Nashville, TN 37221	DETROIT, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **KIMBERLY LYNN MCCORMICK, A WIDOW**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN HORAN,** MARRIED, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 221 on the Plan of Final Plat, Riverwalk, Phase 2C of record in Plat at Instrument No. 20040130-0011799, 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 Gerald D. McCormick, II and Kimberly Lynn McCormick, husband and wife by Warranty Deed from Randy Robert Redmond and Dawn M. Redmond, Trustees of the D.E.A.R Trust dated February 5, 2005 of record in Instrument No. 20220805-0089531 Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on August 05, 2022.

Gerald D. McCormick, II died on or around 12/11/2025, leaving Kimberly Lynn McCormick as surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 7529 Woodstream Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of May, 2026.

Kimberly Lynn McCormick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly Lynn McCormick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of May, 2026.

Notary Public

My Commission Expires: 11-8-28

