Box 14
26-157-SH

WARRANTY DEED File No. BC-26-434	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2026 Notary Public MY COMMISSION EXPIRES: 7/17/2027 (AFFIX SEAL)

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Manley	United Wholesale Mortgage, LLC	
(NAME)	(NAME)	091-09-4C-002.00-CO
625 Eastboro Drive	P.O. Box 6140	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Carol Stream, IL 60197-6140	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRITTANY CATHERINE PASSIAK AND STEPHEN JOSEPH PASSIAK, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD J. MANLEY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 625 on the plan of Homes at 625 Eastboro Drive, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Homes at 625 Eastboro Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170407-0034266 and amended in Instrument No. 20180411-0034161, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Brittany Catherine Passiak and Stephen Joseph Passiak, Wife and Husband by Warranty Deed from Lwanda Sue Bull, A Single Woman of record in Instrument No. 20180507-0043341 Register's Office for Davidson County, Tennessee, dated May 01, 2018 and recorded on May 07, 2018.

This is property more commonly known as 625 Eastboro Drive, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Karen Johnson Davidson County
Batch # 1437524 DEEDWARR
06/24/2026 10:18:29 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20260624-0056898

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 hand this 22nd day of June, 2026.

Brittany Passiak

Stephen Passiak

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF San Diego

On this 22nd day of June, 2026, before me personally appeared Brittany Catherine Passiak and Stephen Joseph Passiak, 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 22nd day of June, 2026.

Notary Signature
My commission expires: 03-30-2029

LISA BAILEY
COMM No. 2516033
NOTARY PUBLIC CALIFORNIA
SAN DIEGO COUNTY
Commission Expires March 30, 2029

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 22nd day of JUNE, 20 26, by BRITTANY PASSIAK and STEPHEN PASSIAK,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

LISA BAILEY
COMM No. 2516033
NOTARY PUBLIC CALIFORNIA
SAN DIEGO COUNTY
Commission Expires March 30, 2029

(Seal)

Signature