WARRANTY DEED

Karen Johnson
Batch # 1441864
07/02/2026 02:05:20 PM
Fees: $13.00 Taxes: $1,624.30
20260702-0059983
Davidson County
DEEDWARR
2 pgs

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-BR-26-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexa VanGorder and McKenzie VanGorder	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**061-04-0-089.00**
2 Ruskin Ave.	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(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, **KATRINA BROCK, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXA VANGORDER AND MCKENZIE VANGORDER, WIFE AND HUSBAND,** 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 part of Lot Nos. 6 and 7 of Block 3 of the Map of the A. J. McGaughey's Second Haysboro Subdivision, of record in Book 547, Page 43, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Ruskin Avenue, which point is 198 feet West of the Westerly margin of Brush Hill Road; thence Southerly 159.30 feet to a point; thence Westerly 102 feet to a point; thence Northerly 166 feet to the Southerly margin of Ruskin Avenue; thence with the margin of same, Easterly 102 feet to the point of beginning.

Being the same property conveyed to Katrina Brock, an unmarried woman by Warranty Deed from Marla T. Neely and husband, Marvin Neely and Carter N. Tuggle and Amy F. Tuggle, husband and wife of record in Instrument No. 20230203-0008158 Register's Office for Davidson County, Tennessee, dated February 01, 2023 and recorded on February 03, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 547, Page 43, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2 Ruskin Ave., Nashville, Tennessee 37216**.

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 1st DAY OF JULY, 2026.

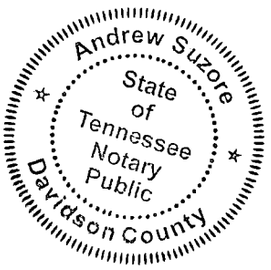
Katrina Brock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of July, 2026.

Notary Public
My Commission Expires: May 8, 2028
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212