WARRANTY DEED

Karen Johnson
Batch # 1456815
08/10/2026 12:59:37 PM
Fees: $13.00 Taxes: $1,184.00

Davidson County
DEEDWARR
2 pgs

20260810-0073490

B-RB-26-1317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Abigail Buelsing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/14/30

(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)
Abigail Buelsing	**Rocket Mortgage, LLC**	
(NAME) **1317 Saturn Drive**	(NAME) **1050 Woodward Avenue**	**120 06 0 022.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Detroit, MI 48226-1906**	
(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, **KATHERINE ELIZABETH SHRIVER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABIGAIL BUELSING, SINGLE,** 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, State of Tennessee, being the Northerly part of Lot No. 151 on the Plan of STARDUST ACRES, of record in Plat Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 151 fronts the Southerly margin of Saturn Drive 60 feet and runs back between lines which measure 199.4 feet on the East side line, 202 feet on the West side line to a line in the rear on which it measures 89 feet.

Being the same property conveyed to Katherine VanOteghem, unmarried, by Warranty Deed from George Brandt, a married man and Eric Sox, a married man, of record in Instrument No. 20170112-0003689, in the Register's Office of Davidson County, Tennessee, dated January 06, 2017, and recorded on January 12, 2017. Katherine VanOteghem, having since married is now known as Katherine Elizabeth Shriver.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STARDUST ACRES, as recorded in Plat Book 1424, Page(s) 92.
- Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1682, Page 1.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1317 Saturn Drive, Nashville, Tennessee 37217**.

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 6 DAY OF AUGUST, 2026.

Katherine E. Shriver
Katherine Elizabeth Shriver

Robert Troy Shriver, Jr.
Robert Troy Shriver, Jr.

Robert Troy Shriver, Jr., spouse of Katherine Elizabeth Shriver, hereby joins in this conveyance and does transfer and convey any and all marital interest Robert Troy Shriver, Jr. may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE ELIZABETH SHRIVER, 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 ~~7th~~ 6th of August, 2026.

Notary Public
My Commission Expires: 1/22/30
(SEAL)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT TROY SHRIVER, JR., 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~7th~~ 6th of August, 2026.

Notary Public
My Commission Expires: 1/22/30
(SEAL)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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