Karen Johnson Davidson County
Batch# 1462591 DEEDWARR
08/21/2026 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260821-0077940

# WARRANTY DEED

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/29/27

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Daniel E. Pember and Brittney N. Pember | Rocket Mortgage LLC | 015-00-0-086.00 |
| (NAME) 7414 Wilkinson Road | (NAME) 1050 Woodward Ave | |
| (ADDRESS) Joelton, TN 37080 | (ADDRESS) Detroit, MI 48226 | |
| (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 considerations, the receipt of which is hereby acknowledged, I/we Sean M. McAvoy, an unmarried man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Daniel E. Pember and Brittney N. Pember, married to each other, as Joint Tenants with the Rights of Survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a Tract of land situated in the 14th Civil District of Davidson County, Tennessee, 12.31 miles, more or less, northeast of downtown Nashville, said Tract being generally located north of Interstate-24, south of Moran Road, east of, and adjacent to, Wilkinson Road, west of Union Hill Road, and being more particularly described as follows:

Beginning at an existing 1" iron pipe in the easterly right-of-way of Wilkinson Road, said iron pipe being the northwesterly corner of the Carol J.M. Vaughn property, as recorded in Instrument Number: 2003-0711-0096628, R.O.D.C.T., and being South 09 degrees 41 minutes 43 seconds East 228.90 feet from the centerline intersection of the bridge on Wilkinson Road and the center of Sulphur Branch;

Thence leaving the said Vaughn property, and continuing with the said right-of-way of Wilkinson Road for the next 5 calls as follows: North 16 degrees 10 minutes 54 seconds West 27.00 feet to a point; Thence on a curve to the right, having a radius of 454.29 feet, an arc length of 306.04 feet, a chord bearing of North 03 degrees 07 minutes 02 seconds East, and a chord length of 300.28 feet to a point; Thence North 22 degrees 24 minutes 58 seconds East 159.72 feet to a point; Thence on a curve to the right, having a radius of 729.29 feet, an arc length of 162.65 feet, a chord bearing of North 28 degrees 48 minutes 18 seconds East, and a chord length of 162.31 feet to a point; Thence North 35 degrees 11 minutes 39 seconds East 16.35 feet to a point, said point being the southeasterly corner of the Jasmine Davis property, as recorded in Instrument Number: 20250429-0032863, R.O.D.C.T.;

Thence leaving the said right-of-way of Wilkinson Road, and continuing with the said Davis property, South 33 degrees 29 minutes 22 seconds East, passing a witness iron pin (new) at 4.58 feet, and continuing for a total distance of 383.17 feet to an existing 1" iron pipe, said iron pipe being in the westerly line of the David A. Whitehead, ET AL property, as recorded in Instrument Number: 2022-0317-0031374, R.O.D.C.T.;

Thence leaving the said Davis property, and continuing with the said Whitehead property, and generally following a fence line, South 37 degrees 57 minutes 00 seconds West 133.32 feet to an existing 1" iron pipe, said iron pipe being the northwesterly corner of the Andrew Rank property, as recorded in Instrument Number: 20121115-0105568, R.O.D.C.T.;

Thence leaving the said Whitehead property, and continuing with the said Rank property, and generally a fence line, South 37 degrees 02 minutes 45 seconds West 199.13 feet to an existing iron stake at a king post, said iron stake being the northeasterly corner of the above-mentioned Vaughn property;

Thence leaving the said Rank property, and continuing with the said Vaughn property, South 74 degrees 46 minutes 37 seconds West 172.88 feet to the point of beginning.

Said Tract contains 3.23 Acres (140,573 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by James Davis, RLS 3348, on July 30, 2026.

All new iron pins set are 1/2" x 18" rebar with plastic cap stamped "Davis 3348".

Being the same property conveyed to Sean M. Mcavoy and Moriah Henderson by Warranty Deed from Joshua H. Rector, a married man, dated 08/15/2024, of record in Instrument 202408160062795, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sean M. McAvoy by Quit Claim Deed from Moriah Henderson, dated 01/31/2025, of record in Instrument202502030008075, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 7414 Wilkinson Road, Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 17th day of August, 2026.

Sean M. McAvoy

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean M. McAvoy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of August, 2026.

Notary Public:
My Commission Expires: _____

TERESA GLASS
TENNESSEE NOTARY PUBLIC
My Comm Exp. Sept. 21, 2027
COUNTY OF ROBERTSON

**RETURN TO:**
**Stewart Title Company**
**30 Burton Hills, Suite 200**
**Nashville, TN 37215**

# CERTIFICATE OF AUTHENTICITY

I, Madeline Castro, do hereby make oath that I am licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to the law on 8-17-26.

Madeline Castro

AFFIANT

DATE: 8-18-26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 18th day of August, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027