WARRANTY DEED

Karen Johnson Davidson County
Batch# 1475295 DEEDWARR
09/21/2026 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260921-0087265

File No. LM-26-3856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELINE WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Guillermo Iturriza and Laura A. Brown	First Community Mortgage	
(NAME)	(NAME)	
2922 Fernbrook Lane	1133 Ocean Avenue	084-08-0-044.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lakewood, NJ 08701	
(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, **Albert C. Rush, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guillermo Iturriza and Laura A. Brown, a husband and wife,** 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 Lot No. 195 on the Plan of Section Seven Lincoya Hills, of record in Plat Book 2331, Page 119, amended in Book 4218, Page 135, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Albert C. Rush, a single man, by Warranty Deed from Audrey Thompson, unmarried, of record in Instrument No. 20190531-0051577, Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on May 31, 2019.

This is property more commonly known as 2922 Fernbrook Lane, Nashville, TN 37214.

Anna Rush, wife of Albert C. Rush, for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargain, sell, convey and confirm to Grantee, their heirs and assigns, all rights, claims and interest of every kind, character, and description whatsoever which she may now have or hereafter may acquire, but does not join in the covenants and warranties of this indenture.

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 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 this 18th day of September, 2026.

Albert C. Rush

Anna Rush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2026, before me personally appeared Albert Rush and Anna Rush, 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 18th day of September, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Ashlynn Depoy, do hereby make oath that I am a licensed attorney and/or the 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 law on 9-18-26.

Affiant Signature

9-18-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of September, 2026.

Notary Signature

My Commission Expires:
9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON