WARRANTY DEED

Karen Johnson Davidson County
Batch # 1478611 DEEDWARR
09/29/2026 10:09 AM 2 pgs
Fees: $13.00 Taxes: $937.95

20260929-0089941

BG-FB-26-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00.

Jennel C. Fox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

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)
Jennel Fox	**Primary Residential Mortgage, Inc.**	
(NAME)	(NAME)	**064-13-0B-046.00-CO**
103 Laurel Hill Dr	**1480 North 2200 West**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Salt Lake City, UT 84116**	
(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, **LOREN RAE MCBRIDE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNEL FOX, AN UNMARRIED WOMAN,** 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 Unit No. 103 on the Plan of Laurel Hill Courtyard Homes of record in Plat Book 6900, Page 573, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Loren Rae McBride, unmarried by Warranty Deed from Travis Haymer, A Single Man of record in Instrument No. 20230519-0037867 Register's Office for Davidson County, Tennessee, dated May 18, 2023 and recorded on May 19, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 573, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7466, Page 438 as amended in Book 7717, Page 82 and restated in Book 8199, Page 779, Register's Office for Davidson County, Tennessee.
- Charter of Laurel Hill Courtyard Homeowner's Association, Inc. of record in Book 7872, Page 388 and amended in Book 8209, Page 228, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6566, Page 208, in the Register's Office for Davidson County, Tennessee.
- Easement to BellSouth Telecommunications, Inc. of record in Instrument Number 20010607-0059700, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 10468, Page 96 Instrument No. 20130712-0072571, in the 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: **103 Laurel Hill Dr, Old Hickory, Tennessee 37138**.

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 25 DAY OF SEPTEMBER, 2026.

Loren Rae McBride

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOREN RAE MCBRIDE, 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 25th of September, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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