This instrument prepared by:
Shawn Stevens
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1117351 DEEDWARR
04/02/2024 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240402-0023023

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $515,000.00

Affiant Signature
Subscribed and sworn to before me on this the 29 Day of MARCH 2024

Notary Public
My Commission expires 1 / 25 / 26

ED HUNSICKER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Emily Allen and Seth Soloman
256 Hickorydale Dr
Nashville, TN 37210

SEND TAX BILLS TO:
Steadfast Mortgage
1036 Stearman Dr, Ste. 6
White House, TN 37188

MAP AND PARCEL NUMBER: 09412001300

WARRANTY DEED

24NT00222

Effective the 29 Day of MARCH 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Quality Properties and Rehab, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Emily Allen and Seth Soloman, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Clover Nook, of record in Book 2900, pages 51 and 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Quality Properties and Rehab, LLC from Loretta Jane Sulligan, by Warranty Deed dated 11/30/2023 and recorded 01/10/2024 in Instrument No. 20240110-0002225, Register's Office of said County.

Being the same property conveyed to Robert Louis Sulligan and wife, Loretta Jane Sulligan from I.C. Clark and wife, Jane W. Clark, by Warranty Deed dated 03/31/1995 and recorded 04/04/1995 in Book 9636, page 465, Register's Office of said County. Robert Louis Sulligan died 04/30/2023 leaving Loretta Jane Sulligan as surviving tenant by the entirety.

This is an improved property commonly known as: 256 Hickorydale Dr, Nashville, TN 37210-2503

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 29 day of MARCH, 2024

Quality Properties and Rehab, LLC

, Authorized Agent

By: Steven J. Teshak
Its: Authorized Agent

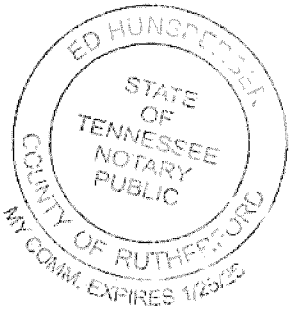
State of TN
County of DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Steven J. Teshak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Quality Properties and Rehab, LLC, the within named bargainer, a corporation, and that such Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 29 day of MARCH 2024

Notary Public

My Commission ~~expires~~: 1/25/26



Certificate of Authenticity

I, Adde Dilworth, 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 **March 29, 2024**.

Date

Affiant Signature

March 29, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025