Karen Johnson Davidson County
Batch# 1139032 DEEDWARR
05/24/2024 07:47:30 AM 4 pgs
Fees: $23.00 Taxes: $8,510.00
20240524-0038653

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Ryan and Catherin Soskin 4102 Sneed Road Nashville, TN 37215	Same	116 16 0 112.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHARLES SUSSMAN, SUCCESSOR TRUSTEE OF THE PRETTY LITTLE PEACOCK TRUST ("Grantor"), has bargained and sold, and hereby transfer and convey to RYAN SOSKIN and CATHERINE SOSKIN, husband and wife ("Grantee"), its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 33, Part 1, Wallace Subdivision, of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being all of the same property conveyed to Grantor by deed of record as Instrument #202310020077165, Register's Office for Davidson County, Tennessee
>
> This is improved property known as 4102 Sneed Road, Nashville, Davidson County, Tennessee 37215.

Said property is conveyed subject to taxes for 2024 and thereafter and Plan of record in Plat Book 1424, page 16, said Register's Office.

TO HAVE AND TO HOLD said property, together with all rights and appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

Grantor covenants and binds himself and his heirs, successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons except to matters shown above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 15 day of May, 2024.

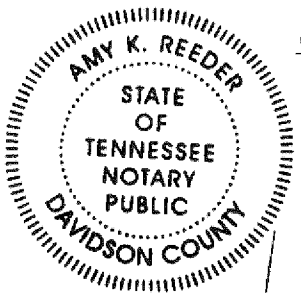
CHARLES SUSSMAN, SUCCESSOR TRUSTEE OF THE PRETTY LITTLE PEACOCK TRUST

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid Charles Sussman, Successor Trustee of the Pretty Little Peacock Trust., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2024.



Amy K Reeder
Notary Public

My Commission Expires:

11/2/26

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,300,000.

Sworn to and subscribed before me this 15TH day of MAY, 2024.

Notary Public

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

11.2.2026

37862170.1

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/16/2024 (~~date of document~~).

Affiant Signature

5/16/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL



202405240038653