WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-24119-24

Karen Johnson Davidson County
Batch# 1179245 DEEDWARR
09/09/2024 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240909-0069283

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 day of Sept 2024

NOTARY PUBLIC

My commission expires: 9/15/27

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Edwards 2051 Nashboro Boulevard, Nashville, TN 37217	Same address as new owner	135-12-0A-024-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($295,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EASY HOME SOLUTIONS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RANDALL THOMAS EDWARDS, UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2051 and Garage Unit No. 2051-G of Master Plat Plan for NASHBORO VILLAGE TWELVE CONDOMINIUMS, a Condominium Development established to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing NASHBORO VILLAGE TWELVE CONDOMINIUMS of record in Book 4827, Page 30 as amended in Book 6153, Page 252 and Instrument No. 20090603-0051209, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in "Exhibit B" to said Master Deed.

Being the same property conveyed to Easy Home Solutions, Inc., a Tennessee For-Profit Corporation, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20240607-0042873, in the Register's Office of Davidson County, Tennessee, dated May 31, 2024 and recorded on June 07, 2024.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from Nancy J. Santoro, Successor Trustee of The Carmelo J. Santoro and Nancy J. Santoro Family Trust, of record in Instrument No. 20240604-0041756, in the Register's Office of Davidson County, Tennessee, dated May 29, 2024 and recorded on June 04, 2024.

Being the same property conveyed to The Carmelo J. Santoro and Nancy J. Santoro Family Trust, by Quitclaim Deed from Carmelo Santoro and wife, Nancy Santoro, of record in Instrument No. 20200618-0064001, in the Register's Office of Davidson County, Tennessee, dated May 27, 2020 and recorded on June 18, 2020.

Being the same property conveyed to Carmelo Santoro and wife, Nancy Santoro, by Warranty Deed from Christian David Holland, a married man, of record in Instrument No. 20191210-0127270, in the Register's Office of Davidson County, Tennessee, dated December 06, 2019 and recorded on December 10, 2019. The said Carmelo J. Santoro having since died on April 17, 2023 and leaving Nancy J. Santoro as the Sole Successor Trustee of The Carmelo J. Santoro and Nancy J. Santoro Family Trust.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 2051 Nashboro Boulevard, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of September, 2024

GRANTOR(S)

Easy Home Solutions, Inc., a Tennessee Corporation

By: Mirsad Smajlovic
Mirsad Smajlovic, President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of said County and State, Mirsad Smajlovic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Easy Home Solutions, Inc., within named bargainor and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as President.

WITNESS my hand and seal, this the 3rd day of September 2024.

Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/3/24.

Affiant Signature – Joshua A. Terry

9/9/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/9/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27