WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-21-2028

(AFFIX SEAL)

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

JM-CRE-25-2015

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)
Rebecca Shostak and Adam Mayer	**Sofi Bank National Association**	
(NAME)	(NAME)	
2015 Linden Ave	**2750 East Cottonwood Parkway, Ste 300**	**104-16-0-168.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Salt Lake City, UT, 84121**	
(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, **THE NORBERT P. NIX REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 17, 2011, AS AMENDED AND RESTATED ON MARCH 27, 2011 AND THE DEBORA L. NIX REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 17, 2011, AS AMENDED AND RESTATED ON MAY 27, 2011,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA SHOSTAK AND ADAM MAYER, WIFE AND HUSBAND,** 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 the easterly half of Lot number 87 on the Revised Plan of Geo. W. Blair's subdivision of "Belmont Heights" as of record in Book 332 page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 87 fronts 50 feet on the easterly line and 209.75 feet, more or less, on the westerly line to an alley measuring 50 feet thereon.

Being the same property conveyed to Norbert P. Nix, Trustee, Norbert P. Nix Revocable Living Trust Agreement dated March 17, 2011, as amended, a fifty percen (50%) interest as Tenant in Common, and Debora L. Nix, Trustee, Debora L. Nix Revocable Living Trust Agreement dated March 17, 2011, as amended, a fifty percent (50%) interest as Tenant in Common by Quitclaim Deed from Norbert Nix of record in Instrument No. 20110627-0049083 Register's Office for Davidson County, Tennessee, dated June 17, 2011 and recorded on June 27, 2011.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 332, Page 117, 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: **2015 Linden Ave, Nashville, Tennessee 37212**.

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.

Karen Johnson Davidson County
Batch# 1240669 DEEDWARR
02/26/2025 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20250226-0014064

Witness my/our hand(s) this the 25th DAY OF FEBRUARY, 2025.

The Norbert P. Nix Revocable Living Trust Agreement dated March 17, 2011, as amended and restated on March 27, 2011

BY: Norbert P Nix
Norbert P. Nix
Trustee

The Debora L. Nix Revocable Living Trust Agreement dated March 17, 2011, as amended and restated on May 27, 2011

BY: Debora Nix
Deobora L. Nix
Trustee

STATE OF New
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORBERT P. NIX, TRUSTEE of THE NORBERT P. NIX REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 17, 2011, AS AMENDED AND RESTATED ON MARCH 27, 2011, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of February, 2025.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF New York
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEOBORA L. NIX, TRUSTEE of THE DEBORA L. NIX REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 17, 2011, AS AMENDED AND RESTATED ON MAY 27, 2011, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of February, 2025.

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

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

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **February 25, 2025**

Affiant Signature

02/25/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **February 25, 2025**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY