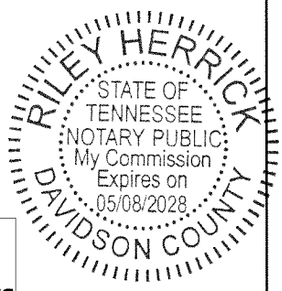
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2025

Notary Public

MY COMMISSION EXPIRES: 05/08/2028
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1253820 DEEDWARR
03/28/2025 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20250328-0023598

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mindful Home Solutions II, LLC	New Owner	
(NAME)	(NAME)	
1025 Maynor Ave.		083-07-0-277.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Katherine Brock, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mindful Home Solutions II, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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 69 feet of Lot No. 10 and the Westerly 51 feet of Lot No. 11 on the Plan of Roselawn of record in Plat Book 2133, Page 1, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 120 feet on the Southerly line of Rosebank Avenue and runs back 102.7 feet on the Westerly line of said part of Lot No. 10 and 169.6 feet on the Easterly line of said part of Lot No. 11 to a dead line in the rear, measuring 137.2 feet hereon.

Being the same property conveyed to Katherine Brock, a single woman, by Warranty deed from Dean Shortland and Rita Davidson, husband and wife, of record in Instrument No. 20191202-0123862, Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on December 02, 2019.

This is property more commonly known as 409 Rosebank Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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; and we do covenant with the 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, 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 GRANTEES, 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 this ~~28th~~ 27th day of March, 2025.

Katherine Brock

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

On this ~~28th~~ 27th day of March, 2025, before me personally appeared Katherine Brock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~28th~~ 27th day of March, 2025.

Notary Signature
My commission expires: 1/11/26

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 01-11-2026

Certificate of Authenticity

I, Adam G LaFever, 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 28, 2025.

Affiant Signature

3/28/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 28th day of March, 2025.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-409