Karen Johnson Davidson County
Batch# 1258162 DEEDWARR
04/11/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,470.97
20250411-0027538

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

State of TN ;
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $938,100.00

Kuotian Boone
Affiant Signature

Subscribed and sworn to before me on this the 28th Day of March 2025

Sarah Hazlewood
Notary Public

My Commission expires 9 / 7 / 26

SARAH HAZLEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

NAME AND ADDRESS OF PROPERTY OWNER:
2105 Sunset LLC
1224 2nd Ave. S., Ste. 103
Nashville, TN 37210

SEND TAX BILLS TO:
2105 Sunset LLC
1224 2nd Ave. S., Ste. 103
Nashville, TN 37210

MAP AND PARCEL NUMBER: 13109003700

WARRANTY DEED
25NT00067

Effective the 28th Day of March, 2025 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,

Sara Levy, married woman

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

2105 Sunset LLC, a Tennessee limited liability company

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. 15 on the Plan of Section Three, Seven Hills, of record in Book 2663, page 89, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sara Levy from Pat Dillingham and Jaclyn Dillingham, husband and wife, by Warranty Deed dated 09/19/2016 and recorded 09/21/2016 in Instrument No. 20160921-0099431, Register's Office of said County.

This is an improved property commonly known as: 4609 Toddington Dr, Nashville, TN 37215-4209

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 28th day of March, 2025

Sara Levy 03/28/2025 12:51 PM CDT

Sara Levy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sara Levy,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

03/28/2025 01:09 PM CDT

Witness my hand, at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr. SIGNED

Notary Public

My Commission expires: _____/_____/_____.

STATE OF TENNESSEE NOTARY PUBLIC

Online Notary Public
My Comm. Expires
January 15, 2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

Shannon Marie Rowan 03/28/2025 01:01 PM CDT

Shannon Marie Rowan

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shannon Marie Rowan**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr. 03/28/2025 01:35 PM CDT

Notary Public

My Commission expires: _____/_____/_____.

STATE OF TENNESSEE NOTARY PUBLIC

Online Notary Public
My Comm. Expires
January 15, 2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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

10th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028