Name and Address of New Owner:

George John & Tanisha Thomas
16020 124th Court Northeast
Woodinville, WA 98072

Karen Johnson Davidson County
Batch# 1284859 DEEDWARR
06/16/2025 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20250616-0046986

Send Tax Bills To:

George John & Tanisha Thomas
16020 124th Court Northeast
Woodinville, WA 98072

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 081-15-0-054.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brandon Railey and Madyson Railey, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **George John and Tanisha Thomas, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, and being known and designated as all of Lot No. 104 on the Plan of S.A. Champion's Subdivision of certain lots in Harding's Addition to Nashville, as shown on the plat of the same of record in Plat Book 161, Page 132, in the Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandon Railey and Madyson Railey, husband and wife, by Warranty Deed from Sean McKinnis, unmarried, of record in Instrument No. 20201221-0150979, Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 21, 2020.

Being improved property known as 1521 22nd Avenue North, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 9th day of June, 2025.

Brandon Railey (SEAL)
Brandon Railey

STATE OF FLORIDA
COUNTY OF St Johns

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Railey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of June, 2025.

ELEANOR MARIA BROOKS
Notary Public - State of Florida
Commission # HH 316091
My Comm. Expires Jul 18, 2025
Bonded through National Notary Assn.

Eleanor Maria Brooks
Notary Public Eleanor Maria Brooks
My commission expires: 7/18/2025

(signatures to continue on next page)

Madyson Railey (SEAL)
Madyson Railey

STATE OF UTAH
COUNTY OF Wasatch

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Madyson Railey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~they~~ executed the foregoing instrument for the purposes therein contained. CER She

Witness my hand and seal this 9th day of June, 2025.

CAREN E. RIDDEL
Notary Public • State of Utah
Commission #736160
My Commission Expires
April 27, 2028

Caren E. Riddel
Notary Public Caren E. Riddel
My commission expires: 04-27-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $615,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of June, 2025.

Notary Public
My commission expires:_____

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/24/2028
DAVIDSON COUNTY

File No. GNT-25-4010

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 June 9, 2025

Affiant Signature

6/9/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 9 day of June, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY