Name and Address of New Owner:
Quality Clean Construction Inc and Edrick J. Simmons
2717 Hartford Drive
Nashville, TN 37210

Send Tax Bills To:
Quality Clean Construction Inc and Edrick J. Simmons
1509 Emerald Bay Blvd
Whites Creek, TN 37189
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1291648 DEEDWARR
06/30/2025 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20250630-0051197

Map & Parcel No: 119-10-0-118

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, **Scott Thomas**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Quality Clean Construction Inc, a Corporation, and Edrick J. Simmons,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Hidden Acres, of record in Plat Book 1130, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Thomas by Substitute Trustee's Deed dated October 3, 2024 from Robert J. Notestine III, Successor Trustee, recorded October 3, 2024 in Instrument No. 20241003-0076907 in the Register's Office.

Being the same property conveyed to Quality Clean Construction LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated August 10, 2022 from LaMonte M. K. Shute, unmarried, recorded August 10, 2022 in Instrument No. 20220810-0090960 in the Register's Office.

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of June, 2025.

Scott Thomas (SEAL)
Scott Thomas

GRJ
~~STATE OF TENNESSEE~~ Commonwealth of Virginia
~~COUNTY OF DAVIDSON~~ County of Hanover

On this 25th day of June, 2025, before me personally appeared Scott Thomas, 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 ~~25th~~ 26th GRJ day of June, 2025.

Notary Signature
My commission expires: 08/31/2026

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Virginia)
)
COUNTY OF ~~DAVIDSON~~ Hanover)

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 $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Scott Thomas

(Affiant)
Commonwealth of Virginia, County of Hanover
Sworn to and subscribed before me this
25th day of June, 2025.

Notary Public
My commission expires: 08/31/2026
File No. 2025-7673-RS

Andrew Ray Yon

REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/25/25 (date of document)

Regina Sullo

Affiant Signature

6/30/25

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 30 day of June, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202506300051197