This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $450,000 00

Affiant

Subscribed and sworn before me this the 14 day of July, 2025

Notary Public
My commission expires 9/21/26

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson
Batch # 1298089
07/16/2025 09 47 49 AM
Fees $13 00 Taxes $1,665 00

Davidson County
DEEDWARR
2 pgs

20250716-0056045

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Charity Hope Quinonez	DAS Acquisition Company, LLC	061-15-0 080 00
1203 Ardee Ave	12140 Woodcrest Executive Drive, Suite 150	
Nashville, TN 37216	Saint Louis, MO 63141	

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RYAN RECTOR, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHARITY HOPE QUINONEZ, AN UNMARRIED PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 27 of Block "C" on the Plan of Resubdivision of Sunnymeade, Unit No 1 and Subdivision of Sunnymeade, Unit No 2, of record in Plat Book 974, Pages 56 and 57, 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 Ryan Rector, unmarried man, by deed dated 10/14/2016, from Katherine R Johnston and Christopher M Johnston, married, of record in Instrument No 20161018-0109826, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 1203 Ardee Ave, Nashville, TN 37216

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14 day of July, 2025

Ryan Rector

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan Rector, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 14 day of July, 2025

My commission expires 9/21/26

Notary Public

