THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $715,000.00 Affiant Subscribed and sworn to before me, this 17th day of July, 2025. Notary Public My Commission Expires: 4-03-29

VALERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1299982 DEEDWARR
07/21/2025 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20250721-0057083

WARRANTY DEED

Address New Owner: Satchel Fowler and Eunchae Han 511 Morton Avenue, Nashville, TN 37211	Send Tax Bills to: ~~New Owner~~ SoFi National Bank 2750 E. Cottonwood Pkwy. 300 Cottonwood Heights, UT 84121	Tax Information: Tax Parcel ID No. 119-13-0-188

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN ELLIS QUINN F/K/A CAROLYN ELLIS,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SATCHEL REES FOWLER AND EUNCHAE HAN, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 70, as shown on the map entitled College Heights, of record in Plat Book 332, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert walsh, by deed from William Jewell Marcrum, of record in Instrument No. 20170503-0043284, dated April 28, 2017, said Register's Office.

Being the same property conveyed to Carolyn Ellis by Deed dated September 5, 2018 from Robert Walsh, married, recorded September 6, 2018, in Instrument Number 201809060088501, in the Official Records of Davidson County, Tennessee.

Connor Gunn Quinn joins as spouse of Carolyn Ellis Quinn to convey any marital interest in the subject property that they may have.

This is improved property commonly known as: **511 Morton Avenue, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2025.

CAROLYN ELLIS QUINN F/K/A CAROLYN ELLIS

CONNOR GUNN QUINN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLYN ELLIS QUINN AND CONNOR GUNN QUINN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of July 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 20, 2025

Notary Public
My Commission Expires: _____

True Copy Certification

I, Yvette Meldrum, 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 July 17, 2025.

Signature
July 17, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 17, 2025

Notary's Signature

My Commission Expires: 8.12.28

