STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of August, 2025.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G25-23762

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Karen Johnson Davidson County
Batch# 1311031 DEEDWARR
08/15/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20250815-0065273

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Allison Volek Shelton and Roger Volek Shelton (NAME) 906 N 14th Street (STREET ADDRESS) Nashville, TN 37206 (CITY) (STATE) (ZIP)	New Owner (NAME) 906 N 14th Street (STREET ADDRESS) Nashville, TN 37206 (CITY) (STATE) (ZIP)	83-5-346

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Taylor Thayer, an unmarried woman, and Gejsi Rada, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison Volek Shelton and husband, Roger Volek Shelton**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County. Tennessee, being Lot No. 4 and the southerly 5 feet of Lot 5 on the Plan of Map of Subdivision of part of the Weakley Home Place of record in Plat Book 421 Page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taylor Thayer, a single woman and Gejsi Rada, a single man, joint tenants with right of survivorship by Deed dated March 1, 2024 from Raja Properties, LLC, recorded March 5, 2024, in Instrument Number 20240305-0015165, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is treated as if it is the same as that contained in the previous deed of record.

This is improved property, known as 906 N 14th St., Nashville, TN 37206.

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, and we do covenant with the 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 13 day of August, 2025 with an effective date of the 13 day of August, 2025.

X _____
Taylor Thayer

X _____
Gejsi Rada

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2025, before me personally appeared Taylor Thayer and Gejsi Rada, 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 13th day of August, 2025.

_____
Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 08/13/2025 (date of document).

Affiant Signature

08/13/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 13th day of August, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202508150065273