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 DAVIDSON

Actual consideration or value, whichever is greater is $225,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of September, 2025.

Notary Public
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Laila Mariah Saki	Legacy Home Loans, LLC DBA Steadfast Mortgage	108-12-0A 051.00
3307 Quail View Dr. Nashville, TN 37214	408 Highway 76 White House, TN 37188	

Karen Johnson Davidson County
Batch# 1319070 DEEDWARR
09/08/2025 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20250908-0071226

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, **KATHERINE RUDOLPH F/K/A KATHERINE N. BRAGG, MARRIED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LAILA MARIAH SAKI, AN UNMARRIED WOMAN AND AUSTIN PAUL HARIG, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 45, Unit No. 15 on the CONDOMINIUM SITE PLAN, PHASE SEVEN, LOTS 29-52 & 80, SECTION FOUR, QUAIL VALLEY, of record in Plat Book 5200, Page 523, as revised in A REVISION OF LOTS 38-45 & 80, QUAIL VALLEY, SECTION FOUR, PHASE SEVEN, of record in Plat Book 6900, Page 815 with Master Deed recorded in Book 6058, Page 828, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description thereof.

Subject Property was removed from Condominium Site Plan and Quail Valley Homeowners Association by Resolution of record in Book 7716, page 824, said Register's Office, but reinstated by Resolution of record in Book 11401, page 410, said Register's Office and Quitclaim Deed of record in Book 11401, page 422, said Register's Office. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the Apartments, Property, Co-Owners and Tenants of Quail Valley, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6058, page 828, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Katherine N. Bragg, an unmarried woman, by deed dated 09/14/2017, from Leon H. Greif, an unmarried man, of record in Instrument No. 20170919-0095803, Register's Office for said County.

Property was not marital residence of the Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3307 Quail View Dr., Nashville, TN 37214.

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 3rd day of September, 2025.

Katherine Rudolph f/k/a Katherine N. Bragg

Katherine Rudolph f/k/a Katherine N. Bragg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katherine Rudolph f/k/a Katherine N. Bragg, 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 3rd day of September, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VERSION: January 2019

True Copy Certification

I, **Tonya Cherry,** 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 this the 3 day of September, 2025.

Affiant Signature

Date 9/3/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027