WARRANTY DEED

Karen Johnson Davidson County
Batch# 1320236 DEEDWARR
09/09/2025 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,570.50
20250909-0072006

File No.: RES-25-409-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $965,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-03-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Quittmeyer and Anna Quittmeyer	InterLinc Mortgage Services	083 07 0 277.00
(NAME)	(NAME)	
409 Rosebank Ave Nashville, TN 37206	5875 N. Sam Houston Pkwy W Suite 300 Houston, TX 77086	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MINDFUL HOME SOLUTIONS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ROBERT QUITTMEYER AND ANNA QUITTMEYER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 69 feet of Lot No. 10 and the westerly 51 feet of Lot No. 11 on the Plan of Roselawn, of record in Plat Book 2133, Page 1, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 120 feet on the southerly line of Rosebank Avenue and run back 102.7 feet on the westerly line of said part of Lot No. 10 and 169.6 feet on the easterly line of said part of Lot No. 11 to a dead line in the rear, measuring 137.2 feet hereon.

Being the same property conveyed to Mindful Home Solutions II, LLC, a Tennessee Limited Liability Company, from Katherine Brock, a single woman, by Warranty Deed dated March 27, 2025, recorded March 28, 2025, in Instrument No. 20250328-0023598, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 409 Rosebank Avenue, Nashville, TN 37206
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this 3rd day of September, 2025.

Mindful Home Solutions II, LLC, a Tennessee Limited Liability Company

By:_____
Kelley Mayo, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Kelley Mayo with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Member of Mindful Home Solutions II, LLC, the within named bargainor, a Limited Liability Company, and that as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 3rd day of September, 2025.

_____
Notary Signature

Printed Name: Adam LaFever

My commission expires: 3/6/28

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

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 September 3, 2025.

Signature
September 3, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 3, 2025

Notary's Signature

My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY