WARRANTY DEED

Karen Johnson Davidson County
Batch# 1323856 DEEDWARR
09/18/2025 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $5,632.32
20250918-0074425

File No. LH-25-10455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,522,248.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LESLIE HAYES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian E. Supko, *et ux*	Same as new owner	
(NAME) 1411 Clifton Lane	(NAME) **1420 Clifton Lane**	117 12 0 044.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **James Ed Rice, Jr., Trustee of the AAR JER Property Trust 101 dated January 29, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian E. Supko and Michelle Lee Supko, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 27 on the Final Plan of HAWTHORNE SUBDIVISION, of record in Plat Book 1424, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 70 feet on the Southerly margin of Clifton Lane or Avenue and extends back 188.8 feet on the Westerly line and 179 feet on the Easterly line to a dead line in the rear, measuring 70.7 feet thereon.

Being the same property conveyed to James Ed Rice, Jr., Trustee of the AAR JER Property Trust 101 UAD January 29, 2021, by Warranty Deed from Kenneth M. Brown and wife, Jessica Brown as tenants by the entireties, of record in Instrument No. 20211025-0142625, in the Register's Office of Davidson County, Tennessee, dated October 22, 2021, and recorded on October 25, 2021.

This is property more commonly known as:
1411 Clifton Lane, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 17 day of September, 2025.

the AAR JER Property Trust 101 dated January 29, 2021

By: _____
James Ed Rice, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared James Ed Rice, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of the AAR JER Property Trust 101 U/A/D January 29, 2021, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand this 17 day of September, 2025.

_____
NOTARY PUBLIC

My commission expires: 03/05/2026

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2026

Please Return to:

Magnolia Title & Escrow
2913 Berry Hill Drive
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 9/17/2025.

Date

Affiant Signature

9/17/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of September, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)