Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-3336

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of September, 2025

Notary Public

Commission Expires: 11/15/2028

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1328241 DEEDWARR
09/30/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250930-0077535

Address of New Owner	Send Tax Bills To:	Map & Parcel
Annina Alexandra Ott 1717 Heiman St Nashville, TN 37208	Cadence Bank 2778 West Jackson Street Bld C 2nd Floor Tupelo, MS 38801	081-15-0-420

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Brandon Sory, a married man and Chris Mule, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Annina Ott, single woman

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. 8 on the Map of J.M. and J.T. Harding's Addition to Nashville, of record in Book 21, Page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 8 fronts 50' on the southerly side of Heiman Street and runs back between parallel lines, 152 feet to an alley.

BEING the same property conveyed by Warranty Deed from Priscilla M. Baldwin, unmarried to Garfield D. Delk, an unmarried person, of record in Instrument No. 20011126-0128461 in Davidson County, Tennessee Register of Deeds, dated November 20, 2001 and recorded November 26, 2001. The said Garfield D. Delk died testate on or about October 14, 2023. Reference is made to his last will and testament, devising the subject property to Camisha Beasley, Monica Beasley, Saniska Williams, Jarqueita Beasley, Anna Donette Love, Gersaidrick Long and Larry Long, and admitted to probate for the limited purpose of muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 23P2368. The said Larry Long died on or about January 05, 2015, predeceasing Garfield D. Delk. Reference is made to the affidavit of heirship for Larry Long showing Pacine Long, and Quentin Ervin as all of his issue who take by representation, of record in Instrument No. 20240408-0024888, in said Register's Office.

BEING the same property conveyed by Warranty Deed from Camisha Beasley, Monica Beasley, Saniksa Williams, Jarquieta Beasley, Anna Donette Love, Pacine Long, Gersaidrick Long and Quenton Ervin, Heirs and Beneficiaries of the Estate of Garfield D. Delk to Brandon Sory, a single man and Chris Mule, a married man, of record in Instrument No. 20240408-0024889 in Davidson County, Tennessee Register of Deeds, dated April 01, 2024 and recorded April 08, 2024.

This property has never been a primary residence of the grantor's or their spouses.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1717 Heiman St, Nashville, TN 37208

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 so 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.

Dated this the 24th day of September, 2025.

Brandon Sory

Chris Mule

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of September, 2025, before me personally appeared Brandon Sory and Chris Mule, 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 24th day of September, 2025.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 9129125.

Affiant Signature – Joshua A. Terry

9129125

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9129125.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27