Karen Johnson Davidson County
Batch# 1328806 DEEDWARR
10/01/2025 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20251001-0078356

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-4388

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of September, 2025

Notary Public

Commission Expires:

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alyssa Elaine Quinlan and Michael Bienen 8105 Settlers Way Nashville, TN 37221	Legacy Home Loans DBA Steadfast Mtg 408 Hwy 76 White House, TN 37188	126 15 0A 273.00

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,

Julie E. Malloch, a single woman

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

Alyssa Elaine Quinlan, an unmarried woman, and Michael Bienen, an unmarried man, as joint tenants with right of survivorship

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. 72 on the plan of Section Seven, Boone Trace at Biltmore, of record in Instrument No. 20011003-0107279, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Tarajee Shakoor, an unmarried woman to Julie E. Malloch, a single woman, recorded November 13, 2018, as Instrument No. 20181113-0111612 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $284,900.00.

Commonly Known As: 8105 Settlers Way, Nashville, TN 37221

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: 8105 Settlers Way, Nashville, TN 37221

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 30th day of September, 2025.

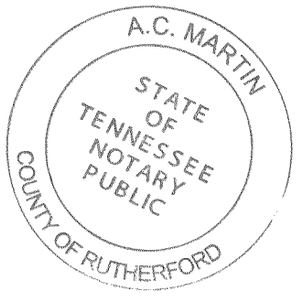
Julie E. Malloch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of September, 2025, before me personally appeared Julie E. Malloch, 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 30th day of September, 2025.

Notary Signature
My commission expires: 5-16-26



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 30 day of September, 2025.

Affiant Signature

Date 9/30/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 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