Karen Johnson Davidson County
Batch# 1332219 DEEDWARR
10/09/2025 09:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20251009-0080665

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38857-08-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me this 29th day of September, 2025. Notary Public My Commission Expires: 12-19-28

APRIL SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amber Coleman 7842 Heaton Way Nashville, TN 37211	New American Funding, LLC 14511 Myford Rd. Suite 100 Tustin, CA 92780	Map and Parcel No.: 173090A19500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Anna Suriano and Griffin Hoyt, wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Amber Coleman, unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7842 Heaton Way, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on September 24, 2025.

GRANTORS:

Anna Suriano 09/24/2025
Anna Suriano

Griffin Hoyt 09/24/2025
Griffin Hoyt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio video communication, before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Suriano and Griffin Hoyt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2025.

09/24/2025
Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires 07/02/2029

Remotely Notarized with audio/video via Simplifile

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Phase "B" Lenox Village of record in Plat at Instrument No. 20031024-0157237, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Myra E. Baumann, unmarried by Warranty Deed from Siddharamappa Pawate and wife, Anne Pawate of record in Instrument No. 20150108-0002236 Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on January 08, 2015.

Being the same property conveyed to Anna Suriano and Griffin Hoyt, wife and husband by Warranty Deed from Myra E. Baumann, an unmarried woman of record in Instrument No. 20240429-0031076 Register's Office for Davidson County, Tennessee, dated April 26, 2024 and recorded on April 29, 2024.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 24. 2025

Affiant Signature

6th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

