WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED TEN THOUSAND AND 00/100 (610,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Michael Elizabeth McQuillen and David Troutman (NAME)	**T2 FINANCIAL LLC D/B/A REVOLUTION MORTGAGE** (NAME)	**119 05 0I 001.00-CO**
311 LUTIE STREET, # A NASHVILLE, TN 37210 (ADDRESS)	**579 EXECUTIVE CAMPUS DRIVE SUITE 300 WESTERVILLE, OH 43082** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 4th day of November, 2025, the undersigned, **ALI AL-SORAIFY, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MICHAEL ELIZABETH MCQUILLEN, UNMARRIED , AND DAVID TROUTMAN, UNMARRIED** , hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **311 Lutie Street, A, Nashville, TN 37210** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 311 LUTIE STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 311 LUTIE STREET, a Horizontal Property Regime, of record in Instrument Number 20250324-0022038, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Ali Al-Soraify, by Warranty Deed from Anna Graff, Personal Representative of the Estate of Jerome Graff, of record in Instrument No. 20250213-0011080, in the Register's Office for Davidson County, Tennessee, dated February 7, 2025, and recorded on February 13, 2025.

Being the same property conveyed to Jerome Graff, an unmarried person, by Deed from Donald Hoyet Henry and Willien Jane Greco Henry, married, of record in Book 11250, Page 943 (as corrected in Scrivener's Affidavit of record in Instrument No. 20241127-0092880), in the Register's Office of Davidson County, Tennessee, dated November 30, 1998 and recorded on December 14, 1998. The said Jerome Graff died on February 17, 2024, testate. See Probate Case 24P1367, Davidson County Seventh Circuit Court.

Karen Johnson Davidson County
Batch# 1343595 DEEDWARR
11/12/2025 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20251112-0089931

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of November, 2025.

GRANTOR: ALI AL-SORAIFY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ALI AL-SORAIFY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4th day of November, 2025.

Notary Public My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

True Copy Certification

I, **Denise Woods,** 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 14 day of November, 2025.

Denise Woods
Affiant Signature
Date 11-10-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

