Name and Address of New Owner:
Reflection Properties, LLC
813 Alec Court
Nolensville, TN 37135

Send Tax Bills To:
Reflection Properties, LLC
813 Alec Court
Nolensville, TN 37135

This Instrument Prepared By:
Priority Title LLC
239 Veterans Pkwy, Ste B
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 1346541 DEEDWARR
11/14/2025 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20251114-0091176

Map & Parcel No: 151-10-0A-075.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jim S. Souktakith, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Reflection Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 292 on the plan of Final Subdivision Plat of Phase 1, Villages of Long Hunter a Planned Unit Development of record in Instrument No. 20010123-0006894 of record in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jim S Souktakith and wife, Linda V. Souktakith by Warranty Deed from Ole South Properties, Inc., of record in Instrument No. 20011023-0115900 Register's Office for Davidson County, Tennessee, dated October 15, 2001 and recorded on October 23, 2001 and Re-Recorded Warranty Deed on January 25, 2002 in Instrument No. 20020125-0010784.

The said Linda V. Souktakith having since died on June 13, 2008 leaving Jim S. Souktakith as the surviving tenant by the entirety.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of November, 2025.

_____(SEAL)
Jim S. Souktakith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 14th day of November, 2025, before me personally appeared Jim S. Souktakith, 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 14th day of November, 2025.

Notary Signature
My commission expires: 05/24/2028

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 14th day of November, 2025.

Notary Signature
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A. Mason, 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 November 14, 2025.

Affiant Signature

11/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of November, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026