Karen Johnson Davidson County
Batch# 1354587 DEEDWARR
12/05/2025 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20251205-0096856

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue, Ste 540 Nashville, TN 37203 P25-9128-WE	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 427,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 2025 Notary Public MY COMMISSION EXPIRES: 01/30/29 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Solomon McGuire IV	**PBT Bancorp**	
3256 River Walk Drive	**PO Box 989**	085-12-0A-018.00-CO
Nashville, TN 37214	**Hazard, KY 41702**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Melissa R. Strang and Mark R. Strang, wife and husband,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Solomon McGuire IV, a single man,**

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 20 on the plan of Rivers Edge, Section Two, Jackson Downs, Phase Two, as of record in Plat Book 9700, Page 414, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Melissa R. Strang and Mark R. Strang, wife and husband by Warranty Deed from Michael Steven Misischia, a single man, and Brian Keith Seaney, an unmarried man of record in Instrument No. 20240917-0071714 Register's Office for Davidson County, Tennessee, dated September 13, 2024 and recorded on September 17, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **3256 River Walk Drive, Nashville, TN 37214.**

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 do 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.

Witness our hands this the 2nd day of December, 2025.

Melissa R Strang
Melissa R. Strang

Mark R Strang
Mark R Strang

STATE OF MAINE
COUNTY OF PENOBSCOT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa R. Strang and Mark R. Strang,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of DECEMBER, 2025.

My Commission expires: 5/13/32

Ron Sherwood
Notary Public **Ron Sherwood**
Notary Public Maine
My commission Expires May 13, 2032

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/2/25 (date of document).

Jennifer Russell
Affiant Signature

12/4/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

