Karen Johnson Davidson County
Batch# 1357416 DEEDWARR
12/12/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $947.20
20251212-0099145

Name and Address of New Owner:
Mathew James French & Rhonda Sue French
717 Briarwood Ct.
Cridersville, OH 45806

Send Tax Bills To:
Mathew James French & Rhonda Sue French
717 Briarwood Ct.
Cridersville, OH 45806

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

Map & Parcel No: 108-07-0B-107.00-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, **Easy Home Solutions, Inc., a Tennessee Corporation,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mathew James French and Rhonda Sue French, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 107-H of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended. Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, Clarified in Book 6561, Page 141, Corrected in Book 7153, Page 617 and Appointment of Successor Trustee recorded in Book 8504, Page 609, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the appurtenant to said units as set forth in Exhibit "A-1", of said Master Deed. Reference is hereby made to the Plat of Timber Lake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Easy Home Solutions, Inc., a Tennessee Corporation by Warranty Deed from Brandon Shane Rhodes, Executor of the Estate of Larry Vernon Rhodes, and Brandon Shane Rhodes, an unmarried man, in his individual capacity of record in Instrument No. 20250724-0058690 Register's Office for Davidson County, Tennessee, dated July 22, 2025 and recorded on July 24, 2025.

Being also known as 325 Timberway Circle Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 12th day of December, 2025.

Easy Home Solutions, Inc., a Tennessee Corporation

By: Mirsad Smajlovic (SEAL)
Mirsad Smajlovic, President and Secretary

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Bethany Shipley, of the state and county mentioned, personally appeared Mirsad Smajlovic, President and Secretary of Easy Home Solutions, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President and Secretary of Easy Home Solutions, Inc., the within named bargainor, a Corporation, and that such Mirsad Smajlovic, President and Secretary of Easy Home Solutions, Inc. as such President and Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President and Secretary.

Witness my hand and seal this 12th day of December, 2025.

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

Bethany Shipley
Notary Signature
My commission expires: 05/24/2028

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 $256,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 12th day of December, 2025.

Bethany Shipley
Notary Signature
My commission expires: 05/24/2028

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 12-12-25 (date of document).

C Woodring
Affiant Signature

12-12-25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of December, 2025.

Bethany Shipley
Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

