WARRANTY DEED

Karen Johnson Davidson County
Batch# 1361110 DEEDWARR
12/23/2025 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20251223-0101947

File No. AP-25-11813

STATE OF TENNESSEE
COUNTY OF DAVIDSON Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Riley Marshall and Alexandra Read Brown	Novus Home Mortgage	
(NAME)	(NAME)	
569A Stevenson Street	20225 Water Tower Blvd., Suite 400	091-09-2D-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brookfield, TN 53045	
(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, I/we, **Nathan A. Sottek and Paige L. Sottek, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Riley Marshall and Alexandra Read Brown, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Proposed Unit A, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 569 Stevenson Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170417-0037119, as amended in Instrument No. 20180403-0030826, being show on P. at attached thereto as Revised Exhibit "A", 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 Nathan A. Sottek and Paige L. Sottek, Husband and Wife by Warranty Deed from Matthew C. Boles and Katherine Boles f/k/a Katie Harmon, Husband and Wife of record in Instrument No. 20180504-0042848 Register's Office for Davidson County, Tennessee, dated April 23, 2018 and recorded on May 04, 2018.

This is property more commonly known as 569A Stevenson Street, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 18th day of December, 2025.

Nathan A. Sottek

Nathan A. Sottek

Paige L Sottek

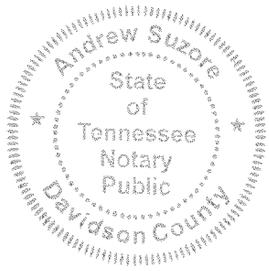
Paige L. Sottek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2025, before me personally appeared Nathan A Sottek and Paige L Sottek, 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 18th day of December, 2025.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Celia Stewart Rouse, 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 12-18-25.

Celia Stewart Rouse
Affiant Signature

12-18-25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 18 day of Dec, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY