Karen Johnson Davidson County
Batch# 1362870 DEEDWARR
12/30/2025 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $743.43
20251230-0103503

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-25-2806

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $200,927.00.

Affiant

MELANIE HARPER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Subscribed and sworn to before me, this 22nd day of December, 2025.

Notary Public
My Commission Expires 6/22/26

# Warranty Deed

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Brendon Roger Harris | American Financial Resources, LLC | 053-15-0-006 |
| 118 Ray Avenue | 8 Campus Drive, Suite 401 | |
| Nashville, TN 37138 | Parsippany, NJ 07054 | |

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carina Estera and Shane Wilson, wife and husband**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brendon Roger Harris, a single man**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee described as follows to wit:

Being Lot #14 and part of Lot #13 of the Green Heights Subdivision, which is of record in Book 1835, Page 112 of the Register's Office of Davidson County, Tennessee. Said part of Lot #13 being a strip on the Westerly side of said lot which begins at the Southeasterly corner of Lot #14, and running in a Southeasterly direction with the Southerly margin of Lot #13 to a point 30 ft. from said corner of Lot #14; thence on a straight line to the Northeasterly corner of Lot #14. Said parcel of land included in this conveyance begins at a monument at the Southwesterly corner of Lot #14; thence in a Southeasterly direction on a straight line along the rear of Lot #14 and continuing for a distance of 116.3 ft. from said monument; thence on a straight line to a point in the Southerly margin of Ray Avenue to an iron pin being the Northeast corner of Lot #14; thence in a Northwesterly direction with the said margin of Ray. Avenue 54.87 ft. to a monument and continuing with the margin of Ray Avenue, at a slight angle to the left to another monument in said margin; thence bearing to the left with the margin of said street 26.4 ft. to a monument at the Northwest corner of said lot; thence on a straight line 293.8 ft. to the point of beginning.

Being the same property conveyed to Carina Estera, unmarried, by Warranty Deed from Joshua Mark McClung, unmarried, dated January 6, 2017, of record in Instrument No. 20170111-0003101, Register's Office for Davidson County, Tennessee.

Shane Wilson, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if nay, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 118 Ray Avenue, Nashville, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of December, 2025.

Carina Estera

Shane Wilson

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carina Estera and Shane Wilson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Murfreesboro, TN, this 22nd day of December, 2025.

Notary Public at Large
My Commission Expires: 6/27/26

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**Tennessee Certification of Electronic Document**

I, Katelyn Seng, 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 12/22/25 (date of document)

Affiant Signature

12/29/25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 29 day of Dec, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

NOTARY'S SEAL

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY