Karen Johnson Davidson County
Batch# 1370747 DEEDWARR
01/16/2026 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260116-0003917

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-36405-25

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of Jan., 2026

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quinlan Connell 1205 Boscobel Street Nashville, TN 37206	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	083-13-0-165.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY THOUSAND AND 00/100 Dollars ($ 440,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Kimberly Jajuan Harrison, unmarried,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Quinlan Connell, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 143 on the Plan of East Edgefield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 143 fronts 50.0 feet on the Northerly side of Boscobel Street, formerly Magnolia Avenue, and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Kimberly Jajuan Harrison, unmarried, from Dale V. Grice and wife, Carol L. Grice, by Warranty Deed dated January 5, 1993 and recorded January 7, 1993 in Book 8834, page 935, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X_ improved property, known as: 1205 Boscobel Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this ~~15th~~ 14th day of January, 2026

GRANTOR(S)

Kimberly Jajuan Harrison

STATE OF NEW JERSEY
COUNTY OF Essex

Personally appeared before me, a Notary Public, Kimberly Jajuan Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14 day of January 2026.

Notary Public

Henry Clarke Jr.
Notary Public of New Jersey
#2261053
My Commission Expires
August 28, 2030

Henry Clarke Jr
Printed Notary Name

My commission expires: 8-28-2030

True Copy Certification

I, **Denise Woods,** 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 this the ~~13~~ 14 day of January, 2026.

Denise Woods
Affiant Signature
Date 1-15-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027