WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

DM-EXP-25-3036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Masiray Koroma	**Old National Bank**	
(NAME) **3036 Sunnyview Drive**	(NAME) **P.O. Box 918**	**059-05-0-286.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Evansville, IN 47706-0918**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BE SOLUTIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MASIRAY KOROMA, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 290 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 290 fronts 68.04 feet on the Northerly side of Sunnyview Drive and extends back between lines 150 feet to a dead line in the rear, measuring 65.0 feet thereon.

Being the same property conveyed to Ella R. Brown by Warranty Deed from William R. Kelley and wife, Mary E. Kelley of record in Book 6886, Page 520, Register's Office for Davidson County, Tennessee, dated June 12, 1986 and recorded on June 13, 1986.

Being the same property conveyed to Crystal Bradford and Victor Brown by Quitclaim Deed from Ella R. Brown (a widow) of record in Instrument No. 20150406-0029502 Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on April 06, 2015.

Being the same property conveyed to Be Solutions LLC, a Tennessee limited liability company by Warranty Deed from Victor Lamonte Brown, married and Crystal Dawn Nunerley, married of record in Instrument No. 20250530-0042816 Register's Office for Davidson County, Tennessee, dated May 23, 2025 and recorded on May 30, 2025.

This conveyance is subject to:
- Taxes for2026 , a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 85, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4620, Page 147, and re-recorded in Book 4620, Page 866, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3036 Sunnyview Drive, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1375549 DEEDWARR
02/04/2026 08:21:43 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20260204-0007614

Witness my/our hand(s) this the 30 DAY OF JANUARY, 2026.

Be Solutions LLC

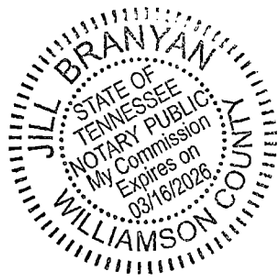
BY: _____
Malik Brooks
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALIK BROOKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of BE SOLUTIONS LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of January, 2026.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212