AFTER RECORDING RETURN TO:
Rocket Close LLC
662 Woodward Ave
Detroit, MI 48226
File No. 75519033

Karen Johnson Davidson County
Batch# 1375782 DEEDWARR
02/04/2026 01:33:30 PM 5 pgs
Fees: $28.00 Taxes: $1,739.00
20260204-0007867

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 05103009900

WARRANTY DEED

THIS INDENTURE made and entered into on this 28 day of January, 2026, by and between **Nathan Zachary Bagby, unmarried** and **Allison R. Holley, unmarried, as tenants in common with rights of survivorship,** residing at 4307 Brush Hill Road, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Chelsea Guerrera and Daniel Pellarin, wife and husband,** residing at 1225 Stratford Avenue, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Four Hundred Seventy Thousand and 00/100 Dollars ($470,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 706 Barbara Drive, Madison, TN 37115

Being the same property conveyed to Nathan Zachary Bagby, unmarried, and Allison R. Holley, unmarried, as tenants in common with rights of survivorship, by deed dated October 11, 2019 of record in Deed Instrument/Case No. 20191016-0105984, in the County Clerk's Office.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Nathan Zachary Bagby

Allison R. Holley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Nathan Zachary Bagby** and **Allison R. Holley** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson, TN, this 28th day of January, 2026.

Notary Public

My Commission expires: 07/03/2028

TRICIA YVETTE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 470,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Aaron Bowman

STATE OF Michigan
COUNTY OF Wayne

Sworn to before me this 30 day of January, 2026

Notary Public Lakeshia Lane
My Commission Expires: 10-1-2030

Name and address for person(s) responsible for taxes:

Chelsea Guerrera and Daniel Pellarin
1225 Stratford Avenue
Nashville, TN 37216

Lakeshia Lane
Notary Public State of Michigan
Wayne County
My Commission Expires 10/1/2030
Acting in the County of Wayne

Name and address of property owner:

Chelsea Guerrera and Daniel Pellarin
1225 Stratford Avenue
Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

Tax Id Number(s): 05103009900

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 91 ON THE PLAN OF PLEASANT ACRES, SECTION 2, OF RECORD IN BOOK 2133, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Commonly known as: 706 Barbara Dr, Madison, TN 37115-4525

Being the same property conveyed to Nathan Zachary Bagby, unmarried, and Allison R. Holley, unmarried, as tenants in common with rights of survivorship, by deed dated October 11, 2019 of record in Deed Instrument/Case No. 20191016-0105984, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider , 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 1/28/2026 (date of document).

Affiant Signature

Jan 30, 2026
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 30 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2031

NOTARY'S SEAL

STATE OF MICHIGAN NOTARY PUBLIC

KELLY L SCOTT
My Commission Expires
June 29, 2031
County of Macomb
Acting in the County of Wayne

202602040007867