Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

Name and Address of New Owner:
Fred Carter
1021 Mallow Drive
Madison, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 04316015300

Karen Johnson
Batch # 1390312
03/09/2026 09:15 AM
Fees: $18.00 Taxes: $1,246.90

Davidson County
DEEDWARR
3 pgs

20260309-0018456

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Geidy Solis**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Fred Carter,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 30 on the plan of Arrowhead Estates, Section I, Revised, of record in Book 4955, Page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Geidy Solis by Warranty Deed from Thomas Haehn, dated December 17, 2024, of record in Instrument No. 20250114-0002964, Register's Office for Davidson County, Tennessee, dated December 17, 2024 and recorded on December 18, 2024.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1021 Mallow Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4 day of March, 2026.

Geidy Solis (SEAL)
Geidy Solis

STATE OF Michigan
COUNTY OF Macomb

On this 4 day of March, 2026, before me personally appeared Geidy Solis, 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 4 day of March, 2026.

JOSEPH YOUANES
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jan 26, 2027

Notary Signature
My commission expires: 1/26/2027 Completed via Remote Online Notarization using 2 way Audio/Video technology.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $337,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of March, 2026.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Signature
My commission expires: 8-1-28

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 3.4.26 (date of document).

Affiant Signature

3.4.26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of March 2026

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NOTARY'S SEAL