Karen Johnson Davidson County
Batch# 1393266 DEEDWARR
03/16/2026 12:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20260316-0020667

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39060-01-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Sophia Pollard Sucoloski Affiant Subscribed and sworn to before me this 16th day of March, 2026. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Sophia Pollard Sucoloski Mark Thomas Sucoloski 7252 Highway 70 South Unit 1503 Nashville, TN 37221	Old National Bank 5120 Maryland Way Brentwood TN 37027	Map and Parcel No.: 142 07 0F 084.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kirsten L. Jacobson, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Sophia Pollard Sucoloski and Mark Sucoloski, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7252 Highway 70 South, Unit 1503, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of March, 2026.

GRANTOR:

Kirsten L. Jacobson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kirsten L. Jacobson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, Unit 84, of BELLEVUE COMMONS TOWNHOMES, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed recorded as Instrument No. 200007200071772, re-recorded as Instrument No. 200008280084760 and as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site plan of BELLEVUE COMMONS as set forth in said Master Deed, for a more complete description of said Unit.

Being the same property conveyed to Kirsten L. Jacobson, an unmarried woman, by Warranty Deed from Natalia Jimenez-Truque, married, of record in Instrument No. 20200617-0063325, in the Register's Office of Davidson County, Tennessee, dated June 16, 2020 and recorded on June 17, 2020.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLEVUE COMMONS TOWNHOMES of record in Instrument No. 200007200071772, re-recorded in Instrument No. 200008280084760, as amended in Instrument No. 20060824-0104869; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Easement for Dedication of Public Utilities, recorded in Book 11426, Page 63.
6. Easement recorded in Book 5202, Page 736 and Book 7308, Page 762.
7. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 200006160060368.
8. Charter for Bellevue Commons Townhome Association, Inc., recorded in Instrument No. 200007200071771, as amended in Instrument Nos. 20000915-0091868 and 20001009-0100204.

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/12/26 (date of document).

Affiant Signature

3/14/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

