Karen Johnson Davidson County
Batch# 1400272 DEEDWARR
04/01/2026 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260401-0026063

WARRANTY DEED

File No. KS-25-11037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 05/16/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bailey Zahurancik and John Gary Zahurancik	Same As Prior Owner	
(NAME)	(NAME)	
634 North 5th Street		082-07-0-434.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Advanta IRA Services, LLC FBO Joshua Fink IRA**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bailey Zahurancik and John Gary Zahurancik, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Tract or Parcel or land in Davidson County State of Tennessee, Described as Follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30, Plan of Village Manor, of record in Book 3300, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to James Robert Frazier and wife, Alic E. Frazier by Warranty Deed from Townhouse, Inc of record in Book 3054, Page 133, Register's Office for Davidson County, Tennessee, dated February 01, 1963 and recorded on February 06, 1963.

Being the same property conveyed to Erin Dias, Trustee of The 634 North 5th Street Trust by Warranty Deed from Maryla Darlene Frazier, Alice Teresa Frazier, James Robert Frazier, Jr., Marcus Wayne Frazier and Etoyle Charesse Harris of record in Instrument No. 20250530-0042641 Register's Office for Davidson County, Tennessee, dated May 29, 2025 and recorded on May 30, 2025.

Being the same property conveyed to Advanta IRA Services, LLC FBO Joshua G. Fink IRA by Warranty Deed from Erin Dias, Trustee of The 634 North 5th Street Trust of record in Instrument No. 20250624-0049675 Register's Office for Davidson County, Tennessee, dated June 20, 2025 and recorded on June 24, 2025.

This is property more commonly known as 634 North 5th Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand this 23rd day of March, 2026.

Advanta IRA Services, LLC FBO Joshua Fink

By: Brett Lawton

Brett Lawton, Authorized Signer

STATE OF Florida
COUNTY OF Pinellas

On this 23rd day of March, 2026, before me personally appeared Brett Lawton, Authorized Signer of Advanta IRA Services, LLC FBO Joshua Fink, 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 23rd day of March, 2026.

David Garcia
Notary Signature
My commission expires: 12/9/2028

Notary Public State of Florida
David Garcia
My Commission HH 619750
Expires 12/9/2028

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tameika Jones, 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 March 31, 2026.

Tameika Jones
Custodian's Signature

3/31/2026
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31st day of March, 2026.

Rosemary Holst
Notary Public

MY COMMISSION EXPIRES: 5/9/2026

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY