Karen Johnson Davidson County
Batch# 1406200 DEEDWARR
04/16/2026 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20260416-0031286

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $520,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON APRIL 14, 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/5/29

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
699 North Federal Highway
Suite 350
Fort Lauderdale, FL 33304
File # 3812-26LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Nicholas Sander and Julia Sander	NFM LENDING	072 10 4F 002.00
1639B Northview Ave	1190 WINTERSON RD STE 300	
Nashville, TN 37216	LINTHICUM, MD 21090	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jon Wesley Quarles and Alexa Huffman Quarles, who was formerly known as Alexa N. Huffman, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas Sander and Julia Sander, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of 1639 Northview Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee. and described In a Declaration of Covenants, Conditions and Restrictions for 1639 Northview Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 201803140024210, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, 7 co-owners and tenants of 1639 Northview Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat field as Exhibit "B" to said Declaration appearing In Instrument No. 201803140024210, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete Identification and description of said Unit.

Being the same property conveyed to Jon Wesley Quarles, an unmarried man, and Alexa N. Huffman, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from Brandon Shannon Lipps and Brooklynn Paige Lipps, husband and wife, dated June 25, 2021, and recorded on June 28, 2021, in Instrument No. 20210628-0086875, in the Register's Office for Davidson County, Tennessee.

This is property known as 1639 Northview Ave Unit B Nashville, TN 37216

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on 04/14/2026.

Jon Wesley Quarles

Jon Wesley Quarles

Alexa Huffman Quarles

Alexa Huffman Quarles

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, a Notary Public of said County and State, Jon Wesley Quarles and Alexa Huffman Quarles, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

BR

Witness my hand and official seal, on 04/14/2026.

Brock Repec

NOTARY PUBLIC
My Commission Expires: 08/18/2029

NOTARY PUBLIC · STATE OF TEXAS

Brock Repec

ID NUMBER
13327757-7
COMMISSION EXPIRES
August 18, 2029

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 14. 2026

Affiant Signature

16th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

