Karen Johnson Davidson County
Batch# 1406236 DEEDWARR
04/16/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260416-0031323

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9418-WE

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER~~ FOR THIS TRANSFER IS $ 550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April 2026.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 6, 2027

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Ann O'Brien and Jarred Anthony Osborne	New Owner	
1714 A& B Allison Place		105-11-1I-001.00-CO 105-11-1I-002.00-CO
Nashville, TN 37203		
(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, WE,

Suarez Family Holding, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa Ann O'Brien and Jarred Anthony Osborne,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 No. A and B on the Plan of Homes at 1714 Allison Place, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170630-0065816, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to William Smallman by Warranty Deed from Edna S. Rolin dated July 21, 2016 and recorded July 22, 2016 in Instrument No. 20160722-0075741, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Ashleigh Marie Suarez by Quitclaim Deed from William H. Smallman dated May 21, 2019 and recorded May 24, 2019 in Instrument No. 20190524-0049456, Register's Office of Davidson County, Tennessee, and Scrivener's Affidavit in Instrument NO. 20200424-0043371, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Suarez Family Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Ashleigh Marie Suarez, dated April 28, 2020 and recorded May 5, 2020 in Instrument No. 20200504-0046220, Register's Office of Davidson County, Tennessee, and Instrument No. 20210301-0025012, said Register's Office; and Quitclaim Deed from William H. Smallman dated April 17, 2024 and recorded in Instrument No. 20240422-0028431, said Register's Office. ***Said Instrument erroneously mispelled the name of the Grantee and should have reflected the Grantee as Suarez Family Holding, LLC, a Tennessee limited liabilty company. Suarez Family Holding, LLC, and Suarez Family Holdings, LLC being one and the same entity.***

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **1714 A& B Allison Place, Nashville, TN 37203**

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 our hands this the 10th day of April 2026.

Suarez Family Holding LLC, a Tennessee limited liability company

BY: Ashleigh Marie Suarez
Ashleigh Marie Suarez, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Ashleigh Marie Suarez, with whom I am personally acquainted, or herself to be the Sole Member of Suarez Family Holding LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Sole Member.

Witness my hand and official seal this the 10th day of April, 2026.

My Commission expires: Nov 8 2029

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Tennessee Certification of Electronic Document

I, April G Nichols 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 4-13-2026 (date of document).

Affiant Signature

April 13, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

LAKIN DANIELLE ROWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029