Karen Johnson Davidson County
Batch# 1426721 DEEDWARR
05/29/2026 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20260529-0048838

Name and Address of New Owner:
Victoria Jane Ellingsworth and Ruben Cardiel
1740 LINCOYA BAY DRIVE
NASHVILLE, TN 37214

Send Tax Bills To:
LENDING HAND MORTGAGE, LLC
510 LEAITZ DRIVE
MADISON, TN 37115

This Instrument Prepared By:
Priority Title, LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 109-05-0D-052.00-CO

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, **Easy Home Solutions, Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Victoria Jane Ellingsworth, and Ruben Cardiel, a married couple, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1740 in The Cottages at Williams Bend, A Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages At Williams Bend, A Horizontal Property Regime With Private Element, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, and Instrument No. 20050923-0114373 and Attorney's Certificate recorded in Instrument No. 20180420-0037271, 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, co-owners and tenants of The Cottages At Williams Bend, A Private Element Horizontal Property Regime.

Being the same property conveyed to Easy Home Solutions, Inc., a Tennessee Corporation, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20251231-0104507 Register's Office

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 12th day of May, 2026.

Easy Home Solutions, Inc., a Tennessee Corporation

Mirsad Smajlovic

BY: Mirsad Smajlovic, President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Audra D Cross, Notary Pulic, of the state and county mentioned, personally appeared **Mirsad Smajlovic**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the **President** of **Easy Home Solutions, Inc.**, the within named bargainor, a Corporation, and that such **Mirsad Smajlovic** as such **President**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as **President**.

Witness my hand and seal, at office in Murfreesboro, Tennessee, this 12th day of May, 2026.

Notary Signature

My commission expires:

AUDRA D CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-17-2028

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 $270,000.00, 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 Sumner

Sworn to and subscribed before me this 12th day of May, 2026.

Notary Signature
My commission expires: 8/1/2029

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 27, 2026.

J. Carlton Drumwright

May 27, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 27, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY