Karen Johnson Davidson County
Batch# 1427267 DEEDWARR
06/02/2026 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20260602-0049576

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of May, 2026

Notary Public

Commission Expires: 7/2/29

ANNE MARIE SMALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nathan Henry Resing and Elizabeth Clement 1604 Long Avenue Nashville, TN 37206	Everett Financial, Inc. DBA Supreme Lending 14801 Quorum Drive #300 Dallas, TX 75254	094-01-0-430.00

WARRANTY DEED

FOR AND IN 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,

Vincent Lanni, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Henry Resing, a single man and Elizabeth Clement, a single woman, as joint tenants with right of survivorship

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 Lot No. 214 on the Plan of Edgefield Land Co' s First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 214 fronts 50 feet on the South side of Long Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Vincent Lanni, a single man by Warranty Deed from Andrew P. Schoemer, unmarried of record in Instrument No. 20200313-0028217 Register's

Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 13, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1604 Long Avenue, Nashville, TN 37206

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 so 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.

Dated this the 19th day of May, 2026.

Vincent Lanni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2026, before me personally appeared Vincent Lanni, 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 19th day of May, 2026.

Cory Schuyler
Notary Signature
My commission expires: 2-2-2030

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/02/2030
WILLIAMSON COUNTY

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 May 19. 2026

Affiant Signature

29th day of May, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028