Karen Johnson Davidson County
Batch# 1435679 DEEDWARR
06/18/2026 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260618-0055241

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9672-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 $ 525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June, 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
Julia K. Webb	New Owner	
2001 S. Live Oak Parkway		105-11-0-161.00
Wilmington, NC 28403		
(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
Julia K. Webb,

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:

A certain tract or parcel of Land in Davidson County, state of Tennessee, described as follows, to-wit:

Being Lot No. 10 on the Plan of Block A, Subdivision of Sophia M. Neal Property, of record in Book 1130, Page 4, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel A. Carter et ux Christine K. Carter by Warranty Deed from Robert E. Jones of record in Book 4851, Page 720, Register's Office for Davidson County, Tennessee, dated September 10, 1974 and recorded on September 13, 1974. The said Samuel A. Carter died on May 16, 1976, thereby vesting title to Christine K. Carter as surviving tenant by the entirety.

Being the same property conveyed to Christine K. Carter by Quitclaim Deed from Christine K. Carter and Katherleen C. Wooten of record in Book 11683, Page 405, Register's Office for Davidson County, Tennessee, dated September 28, 1999 and recorded on October 01, 1999.

Being the same property conveyed to Christine K. Carter by Quitclaim Deed from Katherteen C. Wooten of record in Instrument No. 20070222-0022071 Register's Office for Davidson County, Tennessee, dated February 16, 2007 and recorded on February 22, 2007, and Re-recorded Quitclaim Deed Recorded on March 02, 2007, and Instrument No. 20070302-0025749.

Being the same property conveyed to Seth Jennings by Quitclaim Deed from Christine K. Carter of record in Instrument No. 20070622-0074874 Register's Office for Davidson County, Tennessee, dated June 22, 2007 and recorded on June 22, 2007.

Being the same property conveyed to William Smallman and Ashleigh M. Suarez, as joint tenants with right of survivorship by Quitclaim Deed from Seth Jennings of record in Instrument No. 20071026-0126677 Register's Office for Davidson County, Tennessee, dated October 23, 2007 and recorded on October 26, 2007.

Being the same property conveyed to Ashleigh Marie Suarez, an unmarried by Quitclaim Deed from William Smallman and Ashleigh M. Suarez, as joint tenants with right of survivorship of record in Instrument No. 20071114-0133460 Register's Office for Davidson County, Tennessee, dated November 06, 2007 and recorded on November 14, 2007.

Being the same property conveyed to Ashleigh Marie Suarez by Quitclaim Deed from William H. Smallman of record in Instrument No. 20190524-0049462 Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on May 24, 2019.

Being the same property conveyed to Suarez Family Holdings, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from Ashleigh Marie Suarez of record in Instrument No. 20200504-0046210 Register's Office for Davidson County, Tennessee, dated April 28, 2020 and recorded on May 04, 2020.

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 is __ unimproved ✓ improved property known as **1719 Neal Terrace, 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 June, 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 **Ashleigh Marie Suarez,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Sole Member of Suarez Family Holding LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Sole Member.

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

My Commission expires: Nov. 8, 2027

Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 June 10, 2026 (date of document).

Affiant Signature

June 10, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

