Name and Address of New Owner:
Mariel Soehner
256 Fairway Drive
Nashville, Tennessee 37214

Karen Johnson Davidson County
Batch# 1437038 DEEDWARR
06/23/2026 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260623-0056201

Send Tax Bills To:
T2 Financial LLC dba Revolution Mortgage
579 Executive Campus Drive, Ste 300
Westerville, OH 43082

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4692

Map & Parcel No: 095-07-0-002

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, **M&B Development LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mariel Soehner and John Barrett, III, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 94, on the plan of Merry Oaks, of record in Book 1835, Page(s) 67 and 68, Register's Office of Davidson County, Tennessee.

Said Lot No. 94 fronts 95 feet on the northerly side of Fairway Drive and runs back 168.9 feet on the easterly line and 168.5 feet on the westerly line to a dead line, measuring 95 feet thereon.

Being the same property conveyed to Dorothy Moore by Quitclaim Deed from Euclid C. Moore through Mark E. Anderson, Trustee, of record in Book 7258, Page 271, Register's Office of Davidson County, Tennessee, dated May 28, 1987 and recorded June 4, 1987. The said Dorothy Moore having died on or about January 29, 2014 Her estate being probated in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket No. 99P1520, vesting the subject property in Kyle L. Moore. The said Kyle L. Moore died on or about June 7, 2025. His estate estate being probated in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket No. 25P-1492, vesting the subject property in Steven Douglas Lane.

Being the same property conveyed to M&B Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Steven Douglas Lane, of record in Instrument No. 20260210-0009965, Register's Office for Davidson County, Tennessee dated February 4, 2026 and recorded February 10, 2026.

Being improved property known as **256 Fairway Drive, Nashville, Tennessee 37214**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 18th day of June, 2026.

M&B Development LLC, a Tennessee Limited Liability Company

By:_____
Bishoy Ibrahim, Member

By:_____
Mark Habashi, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Bishoy Ibrahim, Member and Mark Habashi, Member 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 Members of M&B Development LLC, the within named bargainor, a Limited Liability Company, and that as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand, at office, this 18th day of June, 2026.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 $625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 18th day of June, 2026.

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

_____
Notary Public
My commission expires:

True Copy Certification

I, **Tammy Carney,** 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 this the 18 day of June, 2026.

Affiant Signature

Date 6.18.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027