This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1438206 DEEDWARR
06/25/2026 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260625-0057511

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $525,000.00

Affiant Signature

Subscribed and sworn to before me on this the 24 Day of 6, '26.

Notary Public

My Commission expires 01 / 22 / 2030

OLIVIA CASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2030
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Laura A. Huddleston
1508 Jones Ave.
Nashville, TN 37207

SEND TAX BILLS TO:
Secure Choice Lending
ISAOA/ATIMA
1650 Spruce Street Suite 500,
Riverside CA 92507-2436

MAP AND PARCEL NUMBER: 07112032200

WARRANTY DEED
26NT01212

Effective the 22nd Day of June, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Elysia Skye Musmecci, a married woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Laura A. Huddleston, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

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(s) 6, as shown on the map entitled Joywood Estates, Section 2, of record in Plat Book 5210, page(s) 333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elysia Skye Musmecci, a married woman by Warranty Deed from Kenneth Wayne Hackney, Sr. and wife, Linda Darline Hackney as recorded 05/09/2022 in Book NA at Page 28194 as Document 20220509-0052787.

Commonly Known As: 1508 Jones Ave, Nashville, TN 37207-5234

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 22 day of June, 2026

Elysia Skye Musmecci

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Elysia Skye Musmecci**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Lacey Chumley, 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 22, 2026.

Date

Lacey Chumley

Affiant Signature

June 25, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of June, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON