WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00.

Affiant

Karen Johnson Davidson County
Batch # 1442646 DEEDWARR
07/06/2026 03:31:50 PM 2 pgs
Fees: $13.00 Taxes: $1,605.80

20260706-0060733

BEFORE ME, THIS THE 1st DAY OF JULY,

Notary Public

MY COMMISSION EXPIRES: 1-22-29

(AFFIX SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

G-ORE-26-7500

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Lauranson Quinn and Krysten Marie Quinn	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**142-14-0B-001.00-CO**
7500 Old Harding Pike	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN M. KOMISAR AND BETHANY P. KOMISAR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN LAURANSON QUINN AND KRYSTEN MARIE QUINN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of River Plantation, Section VIII, Phase I of record in Plat Book 6900, Page 475 & 476, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martin S. Komisar by Trustee's Deed from Dyke Tatum, Sbustitute Trustee of record in Instrument No. 20040302-0023582 Register's Office for Davidson County, Tennessee, dated March 02, 2004 and recorded on March 02, 2004.

Being the same property conveyed to Kevin M. Komisar and wife, Bethany P. Komisar by Quitcliam Deed from Martin S. Komisar, Trustee of record in Instrument No. 20040329-0034833 Register's Office for Davidson County, Tennessee, dated March 19, 2004 and recorded on March 29, 2004.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 475 and 476, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7389, Page 941, Register's Office for Davidson County, Tennessee.
- By-Laws of River Plantation of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed between Diane Martin Caldwell, Trustee of the Caldwell Family Trust dated August 22, 1987 Vs. Metropolitan Government of Nashville and Davidson County TN of record in Book 9376, Page 801, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement The Metropolitan Government of Nashville and Davidson County of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7500 Old Harding Pike, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF JULY, 2026.

Kevin M. Komisar

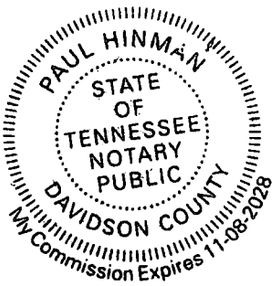
Bethany P. Komisar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN M. KOMISAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

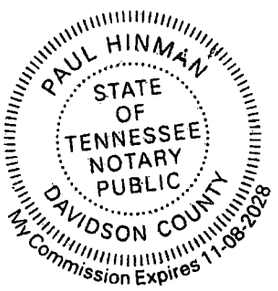


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETHANY P. KOMISAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212