This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1448965 DEEDWARR
07/20/2026 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260720-0065054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 16th day of July, 2026.

Notary Public
My commission expires:
11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Mario Tyron Harney Jr.<br>1604 Knowles St.<br>Nashville, TN 37208 | Mario Tyron Harney Jr.<br>108 Katherine Ct.<br>Goodlettsville, TN 37072 | 081-15-0 338.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY DESOTO, MARRRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARIO TYRON HARNEY JR., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Williamson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Underwood's Addition to North Nashville, of record in Book 21, Page 117, 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 Anthony DeSoto by Special Warranty Deed from U.S. Bank National Association, as Trustee for GSAA HET 2006-20, dated 7/13/2009 and recorded 7/30/2009 in Instrument No. 20090730-0071221, Register's Office for Davidson County, Tennessee.
Subject to all Easements and Restrictions of record.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents, has been used for investment purposes only.

THIS IS IMPROVED PROPERTY KNOWN AS 1604 Knowles St Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15 day of July, 2026.

Anthony DeSoto

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Anthony DeSoto, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15 day of July, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## Certificate of Authenticity

I, Holly A Mason, 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 7/15/26.

Holly A Mason
Affiant Signature

7/15/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 15 day of July, 2026

Notary's Signature (Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028