Karen Johnson Davidson County
Batch# 1449067 DEEDWARR
07/20/2026 10:07:30 AM 4 pgs
Fees: $23.00 Taxes: $2,349.50
20260720-0065188

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

ELVIRA DEO
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/2029
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $635,000.00.

Affiant

Subscribed and sworn before me this the 17th day of July, 2026.

Notary Public
My commission expires: 09/16/2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan Michael Helgeson 3070 Edwin Circle Nashville, TN 37207	The Loan Store, Inc. 6340 N. Campbell Ave #100 Tucson, AZ 85718	072-05-0N 050.00

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, **BRADLEY R. SCHLOSS, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RYAN MICHAEL HELGESON, AN UNMARRIED MAN**, 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 Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 50 of High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20201216-0148666, as being amended in Instrument No. 20210204-0016516 and Instrument No. 20230406-0025206, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Bradley R. Schloss, unmarried, by deed dated 07/10/2023, from High View Cottages, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230714-0054234, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3070 Edwin Circle, Nashville, TN 37207.

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.

Bradley Schloss

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bradley Schloss, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9-22-2027

Notary Public

Official Seal
DOLORES RAYA
Notary Public, State of Illinois
Commission No. 519748
My Commission Expires September 22, 2027

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **07/15/2026** (date of document).

Jami K Averwater

Affiant Signature

07/17/2026

Date

State of Tennessee

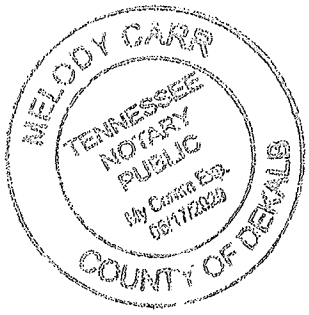
County of Rutherford

Sworn to and subscribed before me this **17th** day of **July**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 _____ (date of document).

Jami K Averwater
Affiant Signature

_____
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this _____ day of _____, 2026.

Melody Carr
Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

