WARRANTY DEED

Karen Johnson Davidson County
Batch# 1456567 DEEDWARR
08/07/2026 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,838.90
20260807-0073035

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES: 10/10/2026

(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Anthony Gulino	Mason McDuffie Mortgage Corporation	
(NAME)	(NAME)	133-03-0-02900
3221 Holbrook Drive	12647 Alcosta Blvd, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Katya Sokoya and Tokunbo Sokoya, a married couple**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO **Anthony Gulino, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, 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 No. 85 on the Plan of Section One Southlake, of record in Book 2083, Page 58, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katya Riedlinger and Tokunbo Sokoya, a married couple, by Warranty Deed from Alex Jacobson and Harleigh Jacobson, husband and wife, dated January 20, 2023 and recorded February 2, 2023 in Instrument Number 20230202-0007861, in the Register's Office for Davidson County, Tennessee.

The said Katya Riedlinger is now known as Katya Sokoya and Katya Analise Sokoya.

The said Tokunbo Sokoya is also known as Adetokunbo Olubukola Sokoya.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 3221 Holbrook Drive, Nashville, TN 37211

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; and we do covenant with the 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, 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 GRANTEES, 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 hand this 5th day of August, 2026.

Katya Sokoya

Tokunbo Sokoya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of August, 2026, before me personally appeared Katya Sokoya and Tokunbo Sokoya, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of August, 2026.

Notary Signature
My commission expires: 7-3-28

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

Please Return to:

Magnolia Title & Escrow
2913 Berry Hill Drive
Nashville, TN 37206

Certificate of Authenticity

I, Christina Higgins, 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 8/5/2026.

Date

Affiant Signature

8/5/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029