WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,960.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Karen Johnson
Batch # 1459121
08/12/2026 03:21:24 PM
Fees: $13.00 Taxes: $1,579.75

Davidson County
DEEDWARR
2 pgs

20260812-0074870

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)
Jess Alan Soelberg and Peyton Brooke Soelberg	**Next Door Lending LLC**	
(NAME)	(NAME)	
737 Work Dr	**30200 Telegraph Rd STE 105**	**059-14-0-180**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Bingham Farms, MI 48025**	
(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, **ESTATE OF TRILBY JETTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESS ALAN SOELBERG AND PEYTON BROOKE SOELBERG, 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:

Being Lot No. 146 on the Plan of Haynes Manor, Section I, Revised, as of record in Book 3700, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 146 fronts 75 feet on the southerly side of Work Drive and runs back between parallel ines, 135 feet to a dead line.

Being the same property conveyed by Warranty Deed to ROBERT JETTON and wife, TRILBY JETTON from JERRY L. KEMP and SHERRON WEINBERGER, dated May 31, 1966, of record in Book 4021, Page 908, Register's Office for Davidson County, Tennessee. ROBERT JETTON having since died on or about August 22, 2016 and title having vested solely in TRILBY JETTON as the surviving tenant by the entirety.

Being the same property conveyed to Trilby Jetton, as trustee of the Jetton Family Trust dated May 28, 2019, by Quitclaim Deed from Trilby Jetton, unmarried, dated May 28, 2019 and filed of record May 30, 2019 in Instrument No. 20190530-0051289, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ms. Trilby Jetton, a single woman by Quitclaim deed from Ms. Alicia J. Sellers, as Successor Trustee of the Jetton Family Trust dated May 28, 2019 of record in Instrument No. 20221003-0108865 Register's Office for Davidson County, Tennessee, dated 9/20/2022 and recorded on 10/3/2022.

The said Tribly Jetton, unmarried, having since died testate on July 22, 2024. Mike J. Urquhart, Administrator Pendente Lite of the Estate of Tribliy Jetton, was granted the ~~authory~~ authority to convey said property by Court Order dated March 31, 2025 and Letters of Administration date April 2, 2025 of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 24P1784.

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 3700, Page 33, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3829, Page 720 as amended in Book 3840, page 404, 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: **737 Work Dr, Nashville, Tennessee 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 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 11 DAY OF AUGUST, 2026.

Estate of ~~Trilby~~ Jetton

BY: _____
Mike J. Urquhart
Administrator Pendente Lite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE J. URQUHART, ADMINISTRATOR PENDENTE LITE of the ESTATE OF TRILBY JETTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of August, 2026.

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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