Karen Johnson Davidson County
Batch# 1471497 DEEDWARR
09/10/2026 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260910-0084052

26-6187

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED NINETY NINE THOUSAND NINE HUNDRED NINETY NINE AND 00/100 (499,999.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of September, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-20-29

(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
ADAM HARRIS AND MELISSA HARRIS (NAME)	United Home Loans (NAME)	**107-08-0C-001.00**
633 CLARIDGE DRIVE NASHVILLE, TN 37214 (ADDRESS)	1023 Burlington Ave Western Springs, IL 60558 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 2nd day of September, 2026, the undersigned, **FOSTER HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ADAM HARRIS AND MELISSA HARRIS, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **633 CLARIDGE DRIVE, NASHVILLE, TN 37214** and more particularly described as follows:

A certain unit located in Davidson County, being known and designated as Unit A of 633 Claridge Drive Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 633 Claridge Drive Homes, a Horizontal Property Regime, of record in Instrument Number 20251104-0087950, 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 Foster Homes LLC, a Tennessee limited liability company, by Quitclaim Deed from Ali Al-Soraify and Jeremy Byrd, of record in Instrument No. 20260227-0015768, in the Register's Office of Davidson County, Tennessee, dated February 19, 2026 and recorded on February 27, 2026.

Being part of the same property conveyed to Jeremy Byrd and Ali Al-Soraify, as tenants in common by Warranty Deed from Cream City Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20250923-0075802, in the Register's Office of Davidson County, Tennessee, dated September 19, 2025 and recorded on September 23, 2025.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 26th day of August, 2026.

GRANTOR: FOSTER HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
BY: JEREMY BYRD
ITS: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JEREMY BYRD** with who I am personally acquainted, and who upon oath acknowledged themself to be the President of **FOSTER HOMES, LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **FOSTER HOMES, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said President, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as President.

WITNESS my hand, at office, on this 26th day of August, 2026.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Alex Shearer, 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 8-26-26 (date of document).

Affiant Signature

9-9-26
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 9th day of September, 2026.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary's Signature

MY COMMISSION EXPIRES: 11-20-29