Karen Johnson Davidson County
Batch# 1474907 DEEDWARR
09/18/2026 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,059.79
20260918-0087073

Name and Address of New Owner:
Roxana Olaru
1117A Chester Ave
Nashville, TN 37206

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-14-0B-001.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Unique Homes, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Roxana Elena Olaru, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described real estate, situated and being located in Davidson County, Tennessee:

A certain townhome located in Davidson County, Tennessee, being Units No. A of the Homes at 1119 Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Properly Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing the Homes at 1119 Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220125-0004209, Register's Office for Davidson County, TN.

Being part of the same property conveyed to Unique Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed dated July 31, 2024 from Michelle K. Bell and John Matthew Bell, wife and husband, recorded August 2, 2024 in Instrument No. 20240802-0058873 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of September, 2026.

Unique Homes, LLC, a Tennessee Limited Liability Company

By:_____(SEAL)
John A. Bell Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Unique Homes, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Unique Homes, LLC, by himself as Authorized Agent. Witness my hand, at office, this 17th day of September, 2026.

M. Armor
Notary Signature
My commission expires: 5.12.2030

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $556,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

M. Armor
Notary Public
My commission expires: 5.12.2030
File No. 2026-9099-MA

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 9/17/2026 (date of document).

Affiant Signature

9/18/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 18th day of September, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

My commission expires: 5.12.2030