THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38152	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,825,000.00. Tracy Perry Affiant Subscribed and sworn to before me this 26th day of April, 2024. Notary Public My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Karen Johnson
Batch # 1128081
04/29/2024 11:00:55 AM
Fees: $18.00 Taxes: $10,452.50

Davidson County
DEEDWARR
3 pgs

20240429-0030921

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erin Fleischli and Jacob Sack 3815 Whitland Avenue Nashville, TN 37205	**Morgan Stanley Private Bank** **4270 Ivy Pointe Blvd.** **Suite 400** **Cincinnati, OH 45245**	Map and Parcel No.: 10413000300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Laura Lee Dobie, a married woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Erin Fleischli and Jacob Sack, wife and husband ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3815 Whitland Avenue, Nashville, TN 37205.

Bruce Dobie, spouse of Grantor, joins in the execution of this instrument to convey his marital interest in the property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of April, 2024.

Laura Lee Dobie

Bruce Dobie by Laura Lee Dobie, his attorney-in-fact

Bruce Dobie, by Laura Lee Dobie, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura Lee Dobie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Lee Dobie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Bruce Dobie, and she is authorized by Bruce Dobie to execute this instrument on his behalf.

Witness my hand, at office, this 25th day of April, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 80 feet of Lot No. 1 on the Plan of Block "E" of Whitland Realty Company's Subdivision, of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 80 feet on the southerly side of Whitland Avenue, formerly Bowling Avenue, and runs back between parallel lines, with the westerly margin of Wilson Avenue, 200 feet to a dead line.

Being the same property conveyed to Bruce Dobie and wife, Laura Lee Dobie by deed dated September 12, 2002 from J.W. Oglesby and wife, Barbara R. Oglesby of record in Instrument No. 20020917-0113351, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 15, 2003 of record in Instrument No. 20030520-0068801, Register's Office for Davidson County, Tennessee, Bruce Dobie and wife, Laura Lee Dobie conveyed subject property to Laura Lee Dobie.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, Page 141, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.