THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** Karen Johnson Davidson County Batch # 1228648 **DEEDWARR** 01/21/2025 03 36 48 PM 3 pgs Fees $18 00 Taxes $2,590 00 20250121-0004670	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $700,000 00. Affiant Subscribed and sworn to before me, this 17th day of January, 2025. Notary Public My Commission Expires:

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

WARRANTY DEED

Address New Owner: Kyle Andrew Wargo and Paige Ann Follett 522A East Bend Drive Nashville TN 37209	Send Tax Bills To: Absolute Home Mortgage Corp. 330 Passaic Ave, Ste. 204 Fairfield, NJ 07004	Tax Information: Tax Parcel ID No. 091-13-1K-001.00 CO

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, **William Dawson Ogletree and Cooper Powell Ogletree, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kyle Andrew Wargo and Paige Ann Follett, a married couple**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Unit A on the plan of 522 East Bend Drive Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 522 East Bend Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No 20190801-0075838, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to WILLIAM DAWSON OGLETREE AND COOPER POWELL OGLETREE, HUSBAND AND WIFE, by deed from DAVID STRENGTH AND MARY STRENGTH, FORMERLY KNOWN AS MARY ROLANDELLI, HUSBAND AND WIFE, of record in Instrument No. 20221117-0122281, dated November 15, 2022, said Register's Office.

This instrument is executed on behalf of Willaim Dawson Ogletree, pursuant to a Power of Attorney executed by him on the 2nd day of January, 2025, of record in Inst No 20250121 0004669, Register's Office for Davidson County, Tennessee, and on behalf of Cooper Powell Ogletree, pursuant to a Power of Attorney executed by her on the 2nd day of January, 2025, of record in Inst No 20250121 0004668, Register's Office for Davidson County, Tennessee The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 091-13-1K-001.00 CO.

Matters shown on the Plan of record in Plat Book 1130, page 100, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20190801-0075838, said Register's Office.

This is improved property located at 522A East Bend Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 17th day of January, 2025.

William Dawson Ogletree by Ryan Dieck, his Attorney-in-Fact

Cooper Powell Ogletree by Ryan Dieck, her Attorney-in-Fact

William Dawson Ogletree by Ryan Dieck, his Attorney-in-Fact

Cooper Powell Ogletree by Ryan Dieck, her 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, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for William Dawson Ogletree and Cooper Powell Ogletree and that he is authorized by William Dawson Ogletree and Cooper Powell Ogletree to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of January, 2025

Notary Public



My Commission Expires: _____

EXHIBIT A

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1 That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown

2 That this execution is proper and within the scope of the power-of-attorney referenced in the instrument

3 Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity

Further the Affiant saith not

Ryan Dieck, Affiant

Sworn to and subscribed before me this 17th day of January, 2025

Notary Public

My Commission Expires _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026