THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651204**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $780,000 00 Affiant Subscribed and sworn to before me, this 26th day of June, 2025 Notary Public My Commission Expires:

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

Karen Johnson
Batch # 1291689
06/30/2025 10 46 13 AM
Fees $13 00 Taxes $2,886 00

Davidson County
DEEDWARR
2 pgs

20250630-0051279

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information
Matthew P. Dobberfuhl 552 Stevenson Street Nashville TN 37209	New Owner	Tax Parcel ID No 091-09-4Q-002 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, **Catherine Elizabeth Burger, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew P. Dobberfuhl, married man**, ("Grantee"), his 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 B on the plan of 550 Stevenson Street Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 550 Stevenson Street Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210226-0024510, 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 CATHERINE ELIZABETH BURGER, by deed from TYNE ENTERPRISES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No 20220701-0076587, dated June 29, 2022, said Register's Office

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 091-09-4Q-002.00 CO

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. 20210226-0024510, said Register's Office

Matters shown on the Plan of record in Plat Book 421, page 63, said Register's Office.

This is improved property located at 552 Stevenson Street 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

DDM **IN WITNESS WHEREOF**, Grantor has executed this instrument on this ~~26th~~ 25th day of June, 2025.

Catherine Elizabeth Burger

STATE OF N. Carolina)

COUNTY OF Durham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Elizabeth Burger, 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

DDM Witness my hand, at office, this ~~26th~~ 25th day of June, 2025

Derek D. McAllister
Notary Public

My Commission Expires Feb. 11, 2029

DEREK D MCALLISTER
Notary Public - North Carolina
Durham County
My Commission Expires Feb 11, 2029