THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751688** Karen Johnson Davidson County Batch# 1318879 DEEDWARR 09/05/2025 09:42:30 AM 3 pgs Fees: $18.00 Taxes: $1,936.95 20250905-0070974	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $523,500.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2025. Notary Public My Commission Expires: 07/02/29

STATE OF TENNESSEE NOTARY PUBLIC SARAH RAMEY COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Mike Ramey and Valentina Ramey 5019 John Hagar Road Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 098-09-0C-006.00 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, **David Sojka and Jennifer Sojka, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mike Ramey and Valentina Ramey, husband and wife**, ("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 Lot(s) 6, as shown on the map entitled Hagar Glen Subdivision, of record in Instrument No. 20050203-0012916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID C. SOJKA, by deed from KEVIN M. NEAL AND WIFE, JILL M. NEAL, of record in Instrument No. 20130221-0017428, dated February 19, 2013, said Register's Office.

DAVID SOJKA A/K/A DAVID C. SOJKA, conveyed his interest to DAVID SOJKA AND JENNIFER SOJKA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, by quitclaim deed of record in Instrument No. 20160708-0069844, dated July 1, 2016, 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. 098-09-0C-006.00 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. 20060425-0047070, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20050203-0012916, said Register's Office.

This is improved property located at 5019 John Hagar Road Hermitage TN 37076

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 28th day of August, 2025.

David Sojka

Jennifer Sojka

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 28th day of August, 2025.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Kim Hollingshead, 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 8/28/2025.

Kim Hollingshead, Esq

8/28/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 8/28/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON