# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1323409 DEEDWARR
09/17/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20250917-0074261

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ryan Sobb<br>Katherine C Teague | Same as New Owner's | 082-03-0-324.00 |
| (NAME)<br>1121 Pennock Avenue | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37207 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Leslie Borg, unmarried and Casey D Hartley, unmarried, as joint tenants with right of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ryan Sobb, an unmarried man and Katherine C Teague, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the plan of Crutcher Bro's Plan of record in Book 161, Page 158, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Leslie Borg, unmarried and Casey D. Hartley, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Michael Davis, married dated 02/26/2021, of record in Instrument No. 20210302-0026438, as affected by Affidavit of Ryan Dieck, Attorney at law of record in Instrument No. 20210310-0031376, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1121 Pennock Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 17th day of September, 2025.

Leslie Borg

Casey D Hartley

State of New York
County of Clinton

Personally appeared before me, by means of two-way video and audio conference technology, the undersigned, a Notary Public in and for said County and State, the within named Leslie Borg and Casey D Hartle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2025.

Notary Public:
My Commission Expires: 10/25/2027

**RETURN TO:**
**Stewart Title Company**
**216 Centerview Drive, Suite 360**
**Brentwood, TN 37027**

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 September 17, 2025.

Date

Stephanie Woodall

Affiant Signature

September 17, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

