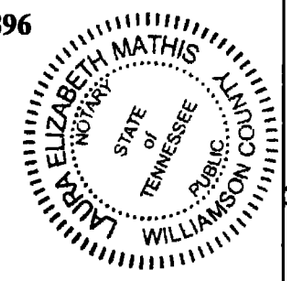
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250851896**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson Lem The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2025. Notary Public My Commission Expires: 3-28-26



Karen Johnson Davidson County
Batch# 1324764 DEEDWARR
09/22/2025 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250922-0075605

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Heath Bobier 811 Matthews Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 061 10 0 252.00

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, **Andrew Dugan and Leigh Dugan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heath H. Bobier, unmarried man,** ("Grantees"), its 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 2, RESUBDIVISION OF LOT 34, MAPLEWOOD MANOR SUBDIVISION, as shown on plat of record in Instrument No. 20180706-0065607, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Dugan and Leigh Dugan, husband and wife, by Warranty Deed from M Squared, LLC, a Tennessee limited liability company, of record in Instrument No. 20190606-0054387, in the Register's Office of Davidson County, Tennessee, dated June 05, 2019, and recorded on June 06, 2019.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 34, MAPLEWOOD MANOR SUBDIVISION, as recorded in Instrument No. 20180706-0065607.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAPLEWOOD MANOR SUBDIVISION, as recorded in Plat Book 547, Page(s) 102.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 811 Matthews Avenue Nashville TN 37216

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 18th day of September, 2025.

Andrew Dugan

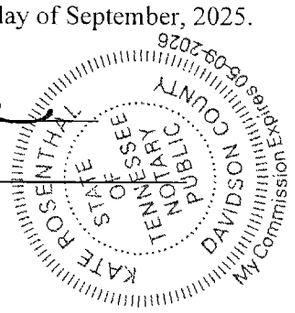
Leigh Dugan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Dugan and Leigh Dugan, 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 18th day of September, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Amanda Maynor, 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 18, 2025.

Date

Affiant Signature

September 22, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of **September**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON