This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1339045 DEEDWARR
10/28/2025 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20251028-0085712

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $255,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd Day of October 2025.

Notary Public

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires 01 / 22 / 2029

NAME AND ADDRESS OF PROPERTY OWNER:
Nicholas J. Riegel and Joseph C Riegel

2208 Cabin Hill Road Apt B

Nashville, TN 37214

SEND TAX BILLS TO:

Plaza Home Mortgage, Inc.
P.O. Box 650094

Dallas, TX 75265-0094

MAP AND PARCEL NUMBER: 07307022000

WARRANTY DEED
25NT01347

Effective the 22nd Day of October, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ruth Moke, an unmarried woman and Ronald Saderfer, an unmarried man, as joint tenants with right of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nicholas J. Riegel, a single man, and Joseph C. Riegel, an unmarried man, as joint tenants with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 49-B on the Zone Lot Division of Lots 44,45,46,47,48,49,50,51,52 & 53, Section 3, Cabin Hill Subdivisions, of record in Book 6250, Page 361, being a revision of Section 3, Cabin Hill, of record in Book 5200, Page 713, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ruth Moke, an unmarried woman and Ronald Saderfer, an unmarried man, as joint tenants with right of survivorship from Twanda P. Yokley, an unmarried woman, by Warranty Deed dated 03/14/2016 and recorded 03/16/2016 in Instrument No. 20160316-0024716, Register's Office of said County.

This is an improved property commonly known as: 2208 Cabin Hill Road, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 23rd day of October, 2025

Ruth Moke

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ruth Moke**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 10 / 04 / 2027

RUSSELL NORMENT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
October 4, 2027
COUNTY OF DAVIDSON

Ronald Sanderfer

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ronald Sanderfer**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 10 / 04 / 2027

RUSSELL NORMENT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 4, 2027
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Emma Howard, 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 10-22-2025 (date of document).

Emma Howard
Affiant Signature

10-22-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of October, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL