This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7557-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1342799 DEEDWARR
11/07/2025 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $7,399.63
20251107-0088911

The actual consideration or value, whichever is greater, for this transfer is $1,999,900.00.

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2025.

Notary Public
My Commission Expires:

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Scott L. Dobak Annette Dobak 909 A Gale Lane Nashville TN 37204	New Owner	118-06-3B-001-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Knock Out Properties LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Scott L. Dobak and Annette Dobak, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, and being known as Unit A, together with the appurtenant common elements of 909 Gale Lane Townhomes, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 909 Gale Lane Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20210519-0068194; as amended in Instrument No. 20220429-0049557, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended. Reference is hereby made to the site-plan of 909 Gale Lane attached as exhibit to said Declaration, as amended; and the Original Plan of Section 1, Battlefield Estates, Re-Subdivision of Vaulx Lands, of record in Book 843, pages 96-97, said Register's Office, for a more complete identification and placement of such Unit.

Being a portion of the property conveyed to Knock Out Properties LLC, a Tennessee limited liability company by Warranty Deed from Patricia G. Turner, an unmarried woman, dated February 18, 2020, recorded February 19, 2020, of record in Instrument No. 20200219-0018477, Register's Office for Davidson County, Tennessee.

This is improved property located at: **909 A Gale Lane, Nashville, TN 37204**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Taxes for the year 2025 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 7th day of November, 2025.

GRANTOR:

Knock Out Properties LLC,
a Tennessee Limited Liability Company

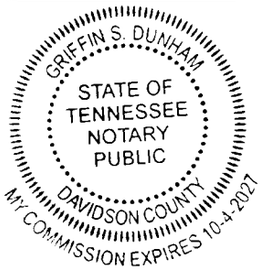
By: _____
Keith Hood, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith Hood, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Representative of Knock Out Properties LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of November, 2025.

_____
Notary Public
My Commission expires: _____



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-7-2025**.

Affiant Signature — Date: **11-07-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11-07-2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

