Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1370961 DEEDWARR
01/16/2026 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $4,061.49
20260116-0004181

39-B
File #26-1003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Rifkin, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Virginia Story Revocable Trust dated December 9, 2025,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of The Homes at 1547 & 1549 Battlefield Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Homes at 1547 & 1549 Battlefield Drive, a Horizontal Property Regime, of record in Instrument Number 20180411-0034149 as amended in Instrument No. 20190814-0080827, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration.

Being the same property conveyed to Peter Kulbaba and Brenna Newport Kulbaba, husband and wife by Warranty Deed from Aspen Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20190820-0083256, Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 20, 2019.

Being the same property conveyed to Sarah Rifkin, unmarried by Warranty Deed from Peter Kulbaba and Brenna Newport Kulbaba, husband and wife of record in Instrument No. 20230516-0036561, Register's Office for Davidson County, Tennessee, dated May 05, 2023 and recorded on May 16, 2023.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1547 Battlefield Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Virginia Story Revocable Trust **1547 Battlefield Drive** **Nashville, TN 37215**	Virginia Story Revocable Trust 136 4th Ave South Franklin, TN 37064	**117-08-3A-001.00**

WITNESS THE EXECUTION HEREOF this 16th day of January, 2026.

Sarah Rifkin

State of Tennessee)
County of Davidson)

On this 16th day of January, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sarah Rifkin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. BOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of ~~Davidson~~ Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,097,700.00.**

Affiant

Sworn and subscribed before me on this the 16th day of January, 2026.

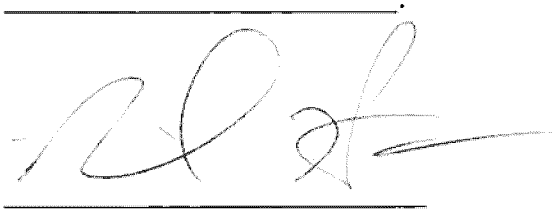
Notary Public

My Commission Expires: 5-16-29

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 1/16/25.



Affiant Signature

1/16/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of January, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

