WARRANTY DEED

Karen Johnson Davidson County
Batch# 1372674 DEEDWARR
01/22/2026 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,542.90
20260122-0005496

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2026.

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
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Rubin	Same as New Owner's	062-02-0-009.00
(NAME)	(NAME)	
2549 Pennington Bend Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Karen Leigh Sawyer, a married woman and Pamela Gail Hall, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James Rubin and Michele McAvoy-Rubin, husband and wife**, 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. 9 on the Plan of Pennington Bend Estates, Section 1, as of record in Book 4955, Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO ROBERT RAMSEY AND JOYCE RAMSEY, HUSBAND AND WIFE, BY WARRANTY DEED FROM RUSSELL W. PAHL AND WIFE, GINGER D. PAHL, DATED NOVEMBER 2, 2015, RECORDED NOVEMBER 3, 2015, IN INSTRUMENT NUMBER 20151103-0112160.

THE SAID ROBERT RAMSEY HAVING SINCE DIED ON SEPTEMBER 19, 2021. HIS INTEREST IN THE SUBJECT PROPERTY VESTED AT HIS DEATH IN JOYCE RAMSEY AS SURVIVING TENANT BY THE ENTIRETY.

THE SAID JOYCE RAMSEY HAVING SINCE DIED INTESTATE ON MARCH 6, 2025. HER INTEREST IN THE SUBJECT PROPERTY VESTED AT HER DEATH IN KAREN LEIGH SAWYER AND PAMELA GAIL HALL AS HER SURVIVING HEIRS AT LAW, AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20260122-0005495 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property has not nor has ever been the primary marital residence of either Grantor.

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 ☒ 2549 Pennington Bend Road, Nashville, TN 37214
(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 15th day of January, 2026.

Karen Leigh Sawyer

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Leigh Sawyer, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of January, 2026.

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON

Notary Public:
My Commission Expires: 1.31.29

Pamela Gail Hall

State of Georgia
County of Carroll

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Gail Hall, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of January, 2026.

Notary Public:
My Commission Expires: 11/25/2028

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

DONNA TAYLOR
Notary Public, Georgia
Fulton County
My Commission Expires
11/25/2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-P-26-2549

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 **01/15/2026**.

Date

Stephanie Woodall

Affiant Signature

01/15/2026

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **15th** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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