Karen Johnson Davidson County
Batch# 1376507 DEEDWARR
02/05/2026 07:29:30 AM 4 pgs
Fees: $23.00 Taxes: $2,349.50
20260205-0008099

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $635,000.00.

B. Cody
Affiant

Subscribed and sworn to before me, this 30th day of January, 2026.

Carolyn Curdo
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/14/2028

Address New Owner As Follows:
Murray Hartzberg and Sherrie Hartzberg
5909 Westheimer Dr.
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map-Parcel Number:
172-05-0B-124-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TODD K. WORTMAN and wife, DAWN S. WORTMAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MURRAY HARTZBERG AND SHERRIE HARTZBERG, husband and wife**, hereinafter

called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10, as shown on the map entitled Sterling Oaks, Phase III, of record as Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Todd K. Wortman and wife, Dawn S. Wortman, by deed from Linda F. Hart, unmarried, of record as Instrument No. 20040901-0105990, dated August 31, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plat of record as Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions Sterling Oaks Homeowners Association, Inc., of record in Book 10951, page 547, Register's Office for Davidson County, Tennessee, as amended in Book 11514, page 959, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants and Restrictions for The Sterling Oaks, Phase III, Davidson County, Tennessee of record as Instrument No. 20001214-0123042, Register's Office for Davidson County, Tennessee.

This is improved property known as 5909 Westheimer Drive, Brentwood, TN 37027.

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; and Grantors covenant with the said Grantees that they 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 Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of January, 2026.

Todd K. Wortman

Dawn S. Wortman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TODD K. WORTMAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of January, 2026.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAWN S. WORTMAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of January, 2026.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

True Copy Certification

I, Yvette Meldrum, 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 January 30, 2026.

Signature
January 30, 2026
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this January 30, 2026

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY