Karen Johnson Davidson County
Batch# 1384952 DEEDWARR
02/24/2026 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260224-0014616

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

W-FTN-26-1026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bobby Built LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**083-01-0-266.00**
1101A N 8TH ST		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged, **GARY E. WASHINGTON, SR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BOBBY BUILT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land situated in Davidson County, Tennessee being part of Lot Number 6 on the John Hobson's Addition, of record in Book "L", Page 363, in the Office of the Register's Office of Davidson County, Tennessee and described according to survey made by T.R. Sanford, Surveyor, October 22, 1957 as follows:

Beginning at a point in the southerly margin of Petway Avenue which point is 173.7 feet westerly from the northwesterly corner of the subdivision of the lands of Mrs. Sallie L. Johnson, of record in Book 332, Page 164, Register's Office for Davidson County, Tennessee; thence Westerly along the southerly margin of Petway Avenue, 100 feet to an iron pin set at the northeasterly corner of the H.E. Stevens property; thence Southerly with the said W.E. Stevens Easterly line, 160 feet to a point; thence Easterly along a line parallel to the Southerly margin of Petway Avenue, 100 feet to a point; thence Northerly 160 feet to the point of beginning.

Being the same property conveyed to Gary E. Washington, Sr., married by Warranty Deed from Cadbury Properties, Inc., dated October 27, 2004 and recorded November 3, 2004 in Instrument No. 20041103-0132152, Register's Office of Davidson County, Tennessee. The said Gary E. Washington, Sr. is one in the same as Gary Eugene Washington, Sr.. The execution of this instrument is affected by the signature of Eugene Washington, Jr. and Shanika Nicole Washington, as Attorney-in-Fact for Eugene Washington, Sr., which Power of Attorney is recorded in Instrument No. _____*_____, said Register's Office for Davidson County, Tennessee.

* 202602240014615

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book L, Page 363, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1026 Petway Ave, Nashville, Tennessee 37206**.

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), their heirs and 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), their 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.

Witness my/our hand(s) this the ~~27th~~ 19th DAY OF FEBRUARY, 2026.

Gary E Washington Sr by [signature] Attorney in Fact
Gary E. Washington, Sr. by Gary E. Washington, Jr.
Attorney in Fact

Gary E. Washington SR. by Shanika Washington Attorney in Fact
Gary E. Washington, Sr. by Shanika Nicole Washington
Attorney in Fact

Lisa L Washington
Lisa L. Washington

Lisa L. Washington, spouse of Gary E. Washington, Sr., hereby joins in this conveyance and does transfer and convey any and all marital interest Lisa L. Washington may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY EUGENE WASHINGTON, JR. AND SHANIKA NICOLE WASHINGTON, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of GARY E. WASHINGTON, SR., and who acknowledged they executed the same as the free act and deed of the said GARY E. WASHINGTON, SR..

Witness my hand and official seal, this the ~~12th~~ 19th of February, 2026.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA L. WASHINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~27th~~ 19th of February, 2026.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 2/19/26.

Date

Affiant Signature

2/23/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of February, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

