WARRANTY DEED

Karen Johnson Davidson County
Batch# 1396532 DEEDWARR
03/24/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20260324-0023294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Logan Rape	Bell Bank	053-03-0-056.00
(NAME)	(NAME)	
1209 Clarke Street	5500 Wayzata Blvd. Suite 300	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Minneapolis, MN 55416	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Dominique Neff, a single woman and Ryan D. Parmater, a single man, as joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Logan Rape, a single person**, hereinafter called the GRANTEE(S), their heirs and 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. 75 on the Plan of Section B, Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 53.5 feet on the Easterly margin of Clarke Street and extends back 89.1 feet on the Northerly line and 89.1 feet on the Southerly line to a dead line in the rear, measuring 53.7 feet thereon.

Being the same property conveyed to Dominique Neff, a single woman and Ryan D. Parmater, a single man as joint tenants with rights of survivorship by Warranty Deed from Julie Boisseau and David Smart, wife and husband of record in Instrument No. 20210301-0025013 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 01, 2021.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 1424, Page 67; Restrictions of record in Book 2447, Page 151 and Book 2014, Page 344; Easement of record in Book 2014, Page 343, Book 576, Page 664, Book 626, Page 556, and Book 662, Page 743, and Book 735, Page 419; Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 6179, Page 562; Permanent Easement and Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Purposes of record in Book 6179, Page 566, in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1209 Clarke Street, Old Hickory, TN 37138
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 20th day of March, 2026.

Dominique Neff

Ryan D. Parmater

STATE OF NORTH CAROLINA

COUNTY OF Buncombe

WARRANTY DEED
1209 Clarke Street, Old Hickory, TN 37138

On this 19th day of March, 2026, before me personally appeared Dominique Neff and Ryan D. Parmater, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public Alan J. Rosenthal
My Commission Expires: 08-09-2027

ALAN J ROSENTHAL
Notary Public - North Carolina
Buncombe County
My Commission Expires Aug 9, 2027

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

202603240023294

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 20. 2026

Affiant Signature

24th day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202603240023294