Karen Johnson Davidson County
Batch# 1397497 DEEDWARR
03/25/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20260325-0023840

WARRANTY DEED

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

B. Corley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF March, 2026

Carolyn Curdo
Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karina Christine Rovey	United American Mortgage Corp.	
(NAME)	(NAME)	081-10-0-22000
	3198 Airport Loop Dr Suite F	
(ADDRESS)	(ADDRESS)	
	Costa Mesa CA 92626	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Ronald L. Sixt, Jr., unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karina Christine Rovey,** an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER 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 the North 37.5 feet of Lot No. 154 on the Plan of Cobbs Subdivision of Lot No. 6 of Subdivision of Hardings Bosley Tract of record in Plat Book 161, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. .

Said North 37.5 feet of Lot No. 154 fronts 37.5 feet on the east side of 24th Avenue North and extends back Eastwardly between paralle! lines 159 feet to an alley, on which it fronts 37.5 feet.

Being the same property conveyed to Pamela Sixt and Ronald L. Sixt, Jr. by Deed dated October 31, 2018 from Aziz Ashurov and Nozimbek Avazov, recorded November 7, 2018, in Instrument Number 20181107-0110180, in the Official Records of Davidson County, Tennessee. Pamela Sixt having since died on April 18, 2025, leaving Ronald L Sixt, Jr. as the remaining tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

1732 24th Avenue North, Nashville, TN 37208

unimproved
This is improved x property, known as

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.

Witness my hand this 24th day of March, 2026.

Ronald L. Sixt, Jr.

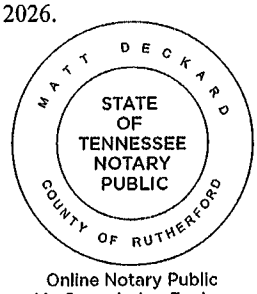
Ronald L. Sixt, Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 24th day of March, 2026, before me personally appeared (via audio/video communication) Ronald L. Sixt, Jr., 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's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2026.

Notary Signature
My commission expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

Notarized remotely using audio-video communication technology via Proof.

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 March 24, 2026.

Signature

March 24, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 24th day of March, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY