WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

W-DW-26-8885

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

Karen Johnson
Batch # 1402250
04/06/2026 02:59:07 PM
Fees: $18.00 Taxes: $943.50

Davidson County
DEEDWARR
3 pgs

20260406-0027498

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Laura Rosa Rodulfo Gentille	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**168-00-0-129.00**
8885 Hester Beasley Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **TOM LOCHBIHLER AND WIFE, OLGA LOCHBIHLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA ROSA RODULFO GENTILLE, SINGLE,** 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 in the Davidson County, Tennessee, described as follows, to wit:

Beginning in the Westerly margin of Hester Beasley Road at a point 320.00 feet Southerly from the Northeast corner of the Colebrooke Tract; running thence with said margin, South 34 degrees 30 minutes West 102.0 feet to an iron pin; thence North 55 degrees 30 minutes West 400.0 feet to an iron pin; thence North 34 degrees 30 minutes East 102.00 feet to an iron pin; thence South 55 degrees 30 minutes East 400.0 feet to the beginning.

Mobile Home; VIN # TNVIN211599641010

Being the same property conveyed to Tom Lochbihler and wife, Olga Lochbihler by Warranty Deed from Brandon Brison, married of record in Instrument No. 20210524-0069858 Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded on May 24, 2021.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Electrical Permit for Detached Structure of record in Book 8028, Page 74, 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: **8885 Hester Beasley Rd., Nashville, Tennessee 37221**.

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 3rd DAY OF APRIL, 2026.

Tom Lochbihler

Olga Lochbihler

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM LOCHBIHLER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of April, 2026.

Notary Public
My Commission Expires: 01GR0006371
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OLGA LOCHBIHLER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of April, 2026.

Notary Public
My Commission Expires: 01GR0006371
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

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 4/3/26.

Date

Affiant Signature

4/3/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2026.

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2028

My Commission Expires: 5/6/28

Date

Notary's Seal (if on paper)