WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403671 DEEDWARR
04/09/2026 10:50:30 AM 5 pgs
Fees: $28.00 Taxes: $896.63
20260409-0028781

File No. CR-26-1747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,331.93

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nicolas Ian Dobbratz and Ruby Gail Kendrick	New Owner	
(NAME)	(NAME)	
4205 Kennedy Avenue		061-12-0-173.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I/we, **Eric David Eitel, a married man and Nicolas Ian Dobbratz, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicolas Ian Dobbratz and Ruby Gail Kendrick, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 the North Parts of Lots 5 and 6 on the unrecorded subdivision of John L. Kennedy, Jr., Subdivision of the East part of Lot No. 3, on the Map of the Dr. William William's Farm, being of record in Plat Book 2, Page 128, of the Chancery Court at Nashville, as follows:

Beginning at a point in the Westerly margin of Kennedy Avenue, 200 feet South of the South margin of Riverwood Drive; thence Westerly parallel to the South margin of Riverwood Drive, 194 feet more or less to a point; thence Southerly 59.8 feet; thence Easterly parallel with Riverwood Drive, 194 feet more or less to the Westerly margin of Kennedy Avenue; thence Northerly along said Avenue 61 feet to the beginning.

Being the same property conveyed to Nicolas Ian Dobbratz, an unmarried man, and Eric David Eitel, a married man by Warranty Deed from Branson McRae and Michelle McRae, husband and wife of record in Instrument No. 20200420-0041165 Register's Office for Davidson County, Tennessee, dated April 13, 2020 and recorded on April 20, 2020.

This is property more commonly known as 4205 Kennedy Avenue, Nashville, TN 37216.

Grantor, Eric David Eitel, warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Ruby Gail Kendrick, spouse of Nicolas Ian Dobbratz, joins in the execution of this instrument for the purpose of conveying her right, title, interest, and marital interest, if any, to said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of March, 2026.

Nicolas Ian Dobbratz

Ruby Gail Kendrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2026, before me personally appeared Nicolas Ian Dobbratz and Ruby Gail Kendrick, 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 25th day of March, 2026.

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Notary Signature
My commission expires:

Witness my/our hand this 25th day of March, 2026.

Eric David Eitel

STATE OF CALIFORNIA
COUNTY OF _____

On this 25th day of March, 2026, before me personally appeared Eric David Eitel, 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 25th day of March, 2026.

Notary Signature
My commission expires:

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of March, 2026.

Nicolas Ian Dobbratz

Ruby Gail Kendrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2026, before me personally appeared Nicolas Ian Dobbratz and Ruby Gail Kendrick, 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 25th day of March, 2026.

Notary Signature
My commission expires:

Witness my/our hand this 25th day of March, 2026.

Eric David Eitel

STATE OF CALIFORNIA
COUNTY OF SONOMA

On this 25th day of March, 2026, before me personally appeared Eric David Eitel, 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 25th day of March, 2026.

SEE ATTACHED

Notary Signature
My commission expires: 3/26/2027

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma)

On March 25, 2026 before me, Jessica Lyeth, Notary Public
(insert name and title of the officer)

personally appeared Eric David Eitel,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JESSICA LYETH
Notary Public - California
Sonoma County
Commission # 2442329
My Comm. Expires Mar 26, 2027

Signature _____ **(Seal)**

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 25, 2026**.

Date

Affiant Signature

4/7/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027