WARRANTY DEED

Karen Johnson Davidson County
Batch# 1404431 DEEDWARR
04/10/2026 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20260410-0029308

File No. EB-26-1881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 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 NUMBERS
Solomon Sudhakar Dethe and Rebeka Solomon Dethe	**New Owner**	
(NAME) 3016 Sapgate Lane	(NAME)	050-02-0E-199.00-CO
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(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, **Jack Charles Mummert, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Solomon Sudhakar Dethe and Rebeka Solomon Dethe, 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 Lot No. 199 on the Plan of Final Plat, Thornton Grove PUD, Phase 3A, of record in Instrument No. 20220420-0045367, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jack Charles Mummert, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20221219-0130574 Register's Office for Davidson County, Tennessee, dated December 16, 2022 and recorded on December 19, 2022.

This is property more commonly known as 3016 Sapgate Lane, Nashville, TN 37207.

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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Witness my/our hand this 8th day of April, 2026.

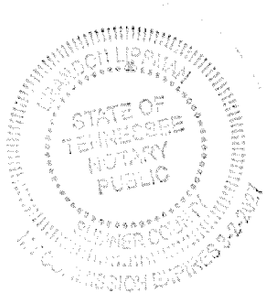
Jack Charles Mummert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2026, before me personally appeared Jack Charles Mummert, 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 8th day of April, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 4/8/26 (date of document).

Emilee Barrett
Affiant Signature

4/10/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

