WARRANTY DEED

Karen Johnson Davidson County
Batch# 1409666 DEEDWARR
04/22/2026 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20260422-0033122

File #26-DW-1118-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Tate and Leah Tate	**NEW OWNER**	
(NAME)	(NAME)	**093 13 2B 004.00**
3355 Woodham Place		
(ADDRESS)	(ADDRESS)	
Carmel, IN 46033		
(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,

MAVERICK SIGLER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BRIAN TATE AND LEAH TATE, HUSBAND AND WIFE,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2, of MAVERICK ROW, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing MAVERICK ROW, a Horizontal Property Regime, of record in Instrument No. 20171207-0125206 and Amendment recorded in Instrument Nos. 20180118-0005412; 20190627-0062170, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Maverick Sigler, LLC, a Tennessee limited liability company, by Quitclaim Deed to combine property into one map and parcel number from Maverick Sigler, LLC, a Tennessee limited liability company of record in Instrument No. 20171207-0125207, Register's Office for Davidson County, Tennessee, dated December 07, 2017, and recorded on December 07, 2017.

Being part of the same property conveyed to Maverick Sigler, LLC, a Tennessee limited liability company, by Special Warranty Deed from Angela B. Parks of record in Instrument No. 20170109-0002518, Register's Office for Davidson County, Tennessee, dated January 06, 2017, and recorded on January 09, 2017.

Being part of the same property conveyed to Maverick Sigler, LLC, a Tennessee limited liability company, by Special Warranty Deed from Alice D. Fanning and Bobby D. Fanning wife and husband of record in Instrument No. 20160916-0097811, Register's Office for Davidson County, Tennessee, dated September 15, 2016, and recorded on September 16, 2016.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCCALL HEIR'S SUBDIVISION OF LOT NO. 1 OF THE SIGLER PLAN, as recorded in Plat Book 161, Page 61.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171207-0125206 and Amendment recorded in Instrument Nos. 20180118-0005412; 20190627-0062170.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171002-0100412.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1118 Sigler Street, Nashville, TN 37203**.

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 21st day of April, 2026.

MAVERICK SIGLER, LLC, a Tennessee Limited Liability Company

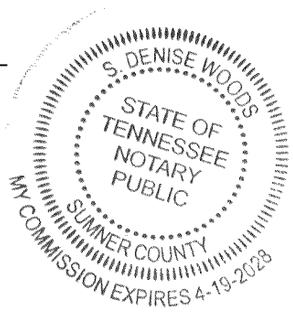
By:_____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared LOY CARNEY of MAVERICK SIGLER, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of MAVERICK SIGLER, LLC, the within named bargainor, a Limited Liability Company, and that such LOY CARNEY of MAVERICK SIGLER, LLC, as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as AUTHORIZED AGENT.

Witness my hand this 21st day of April, 2026.

_____
Notary Signature
My commission expires:_____



True Copy Certification

I, **Denise Woods,** 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 this the 21 day of April, 2026.

Denise Woods
Affiant Signature
Date 4-21-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

TAMMY L CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029