Karen Johnson Davidson County
Batch# 1418038 DEEDWARR
05/08/2026 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260508-0041727

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $400,000.00.

Affiant

Subscribed and sworn before me this the 4 day of May, 2026.

Notary Public
My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

WARRANTY DEED

Address of New Owner:
John Boecklin
992 Maplewood Pl.
Nashville, TN 37216

Send Tax Bill to:
NEW OWNER
5950 Canoga Ave, Ste 510
Woodland Hills, CA 91367

Tax Information:
061-07-0 207.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RACHEL NICOLE SARTAIN A/K/A RACHEL NICOLE HOOD AND COTY SARTAIN, WIFE AND HUSBAND, AND REBECCA ANN AVERITT, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN BOECKLIN, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 69 on the Plan of I. C. McMahon's Subdivision of the Maplewood Lands of record in Book 547, page 78, Register's Office for said County.

Beginning at a point in the south margin of Maplewood Lane, as established by said plan in the east line of Glynda Drive; thence with the margin of Maplewood Lane, easterly 105 feet more or less to a point; thence southerly 150.7 feet more or less to a concrete monument at the northeast corner of Lot No. 12, Young-Dale Subdivision, thence along the north line of said lot, westerly 109.1 feet to the easterly margin of Glynda Drive; thence with the margin of said Drive, northerly 144 feet more or less to the point of beginning.

Being the same property conveyed to Rebecca Averitt, a one half share, and Rachel Nicole Hood, a one half share, as tenants in common, by deed dated 06/05/2014, from Rebecca Averitt, Executrix of the Estate of Loretta Hood, of record in Instrument No. 20140606-0049177, Register's Office for said County.

Rachel Nicole Sartain and Rachel Nicole Hood are one in the same person.

Coty Sartain, spouse of the grantor, Rachel Nicole Sartain, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 992 Maplewood Pl., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 4th day of May, 2026.

Rachel Nicole Sartain a/k/a Rachel Nicole Hood

Rebecca Ann Averitt

Coty Sartain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rachel Nicole Sartain a/k/a Rachel Nicole Hood, Coty Sartain and Rebecca Ann Averitt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2026.

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Certificate of Authenticity

I, Christina Higgins, 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 5/6/2026.

Date

Affiant Signature

5/6/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2026

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029