WARRANTY DEED

Karen Johnson Davidson County
Batch# 1419770 DEEDWARR
05/13/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20260513-0042916

W-RPP2-26-206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Sarah E. Apple and Scott Pateros	**Guaranteed Rate Inc.**	
(NAME)	(NAME)	**103-12-0-061.00**
206 Cherokee Rd	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Chicago, IL 60613**	
(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, **RIGHTWAY PROPERTIES PLUS II, 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 **SARAH E. APPLE AND SCOTT PATEROS, AA MARRIED COUPLE,** 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 Davidson County, Tennessee, being Lot No. 34, Block I on the Plan of Cherokee Park, Third Section of record in Plat Book 843, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rightway Properties Plus II, LLC, a Tennessee limited liability company by Warranty Deed from Martin R. Bubis and Jayne B. Bubis, husband and wife of record in Instrument No. 20250501-0033735 Register's Office for Davidson County, Tennessee, dated April 24, 2025 and recorded on May 01, 2025.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 843, Page 2 and 3, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Accessory Dwelling, Detached Structure of record in Instrument Number 20250604-0043980, in the 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: **206 Cherokee Rd, Nashville, Tennessee 37205**.

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.

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067
File #RR-26-2065

Witness my/our hand(s) this the 7th DAY OF MAY, 2026.

Rightway Properties Plus II, LLC
BY: _____
Brian Watkins, Trustee to the Brian V. Watkins Living Trust
ITS: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN WATKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the TRUSTEE of the BRIAN V. WATKINS LIVING TRUST, the SOLE MEMBER of RIGHTWAY PROPERTIES PLUS II, LLC, the within named bargainor, a limited liability company, and that he/she as such TRUSTEE of BRIAN V. WATKINS LIVING TRUST, the MEMBER of RIGHTWAY PROPERTIES PLUS II, LLC, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of May, 2026.

_____
Notary Public
My Commission Expires: 02.05.30
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Leslie Hayes, 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 5/7/2026.

Date

Affiant Signature

5/8/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of May, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)