WARRANTY DEED

Karen Johnson Davidson County
Batch# 1425610 DEEDWARR
05/27/2026 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20260527-0048208

File No. PA-26-1527

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 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.
William Gobbell and Michelle Gobbell	Steadfast Mortgage	
(NAME) 216 Blue Hills Drive	(NAME) 408 Hwy 76	095-03-0-035.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) White House, TN 37188	
(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, **Faith and Flips PLLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Gobbell and Michelle Ley Gobbell, 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. 104 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, Page 67, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed legal description of said lot.

Being the same property conveyed to Faith & Flips PLLC, a TN Limited Liability Company by Warranty Deed from Michael Ryan Burns, a married man of record in Instrument No. 20251119-0092296 Register's Office for Davidson County, Tennessee, dated November 10, 2025 and recorded on November 19, 2025.

This is property more commonly known as 216 Blue Hills Drive, Nashville, TN 37214.

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 21st day of May, 2026.

Faith and Flips PLLC, a Tennessee Limited Liability Company

By: _____
Anthony Clayton, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

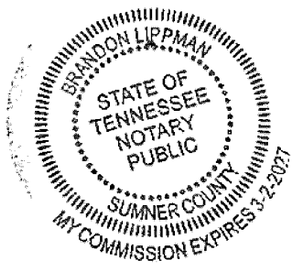
Before me, the undersigned, of the state and county mentioned, personally appeared Anthony Clayton, Sole Member of Faith and Flips PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Faith and Flips PLLC, the within named bargainor, a Limited Liability Company, and that such Anthony Clayton, Sole Member of Faith and Flips PLLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in NASHVILLE, TN, this 21st day of May, 2026.

_____
Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: 3.2.27



Certificate of Authenticity

I, Pam Autry, 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 **May 21,2026**.

Date

Affiant Signature

May 21,2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **May**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)