WARRANTY DEED

Karen Johnson Davidson County
Batch# 1427547 DEEDWARR
06/03/2026 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20260603-0050013

File #26-DW-1111-101

STEVEN G. WATERS (SEAL)
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 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)
Sarah G. Lloyd and Peter D. Lloyd	**Navy Federal Credit Union**	
(NAME)	(NAME)	
1111 Fatherland Street #101	**820 Follin Lane**	**083 13 0A 101.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Vienna, VA 22180**	
(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,

MEHGAN E. SOBEL AND MICHAEL BURKE, WIFE AND HUSBAND,

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

SARAH G. LLOYD, A SINGLE WOMAN AND PETER D. LLOYD, A MARRIED MAN, AS JOINT TENANTS,

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 Unit 101 on the Plan of FATHERLAND COURT AT MARTIN CORNER, as shown on Exhibit A-2, to the Declaration of Covenants, Conditions and Restrictions establishing a Planned Unit Development, of record in Instrument No. 20050628-0074027. as amended in Instrument No. 20051006-0120764, Register's Office for Davidson County, Tennessee. to which reference is hereby made for a more complete description.

Being the same property conveyed to Mehgan E. Sobel, an unmarried woman and Michael Burke, an unmarried man as joint tenants with right of survivorship, by Quitclaim Deed from Mehgan E. Sobel, unmarried woman, of record in Instrument No. 20220414-0043737, in the Register's Office of Davidson County, Tennessee, dated April 08, 2022, and recorded on April 14, 2022.

Being the same property conveyed to Mehgan E. Sobel, an unmarried woman, by Quitclaim Deed from Michael Burke, of record in Instrument No. 20220322-0033032, in the Register's Office of Davidson County, Tennessee, dated March 08, 2022, and recorded on March 22, 2022.

Being the same property conveyed to Mehgan E. Sobel, an unmarried woman and Michael Burke, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Talor Isaac Bearman, married, of record in Instrument No. 20201123-0137302, in the Register's Office of Davidson County, Tennessee, dated November 19, 2020, and recorded on November 23, 2020.

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 EAST EDGEFIELD, as recorded in Plat Book 21, Page 147.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050628-0074027 and as amended in Instrument No. 20051006-0120764.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20051117-0139055.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051114-0136915.
* Charter for Fatherland Court at Martin Corner Townhomes Owners Association, Inc. recorded as Instrument No. 20050628-0074028.

* Application to Combine Parcels recorded in Instrument Nos. 20050413-0041077, and Instrument No. 20050414-0041691.
* Ordinance No. BL-2005-510 recorded in Instrument No. 20050310-0026488.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1111 Fatherland Street, #101, Nashville, TN 37206**.

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 15th day of May, 2026.

Mehgan E. Sobel

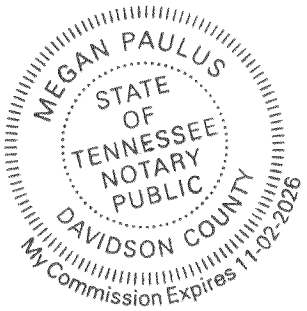
Michael Burke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2026, before me personally appeared Mehgan E. Sobel, 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 15th day of May, 2026.

Notary Signature
My commission expires:

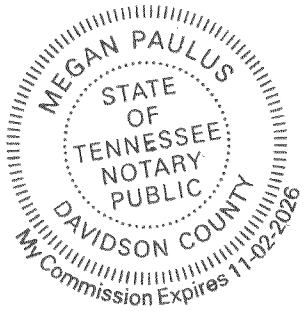


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2026, before me personally appeared Michael Burke, 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 15th day of May, 2026.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 5/15, 2026.

Affiant
Date: May 29, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29 day of May, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

