Karen Johnson Davidson County
Batch# 1429415 DEEDWARR
06/08/2026 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20260608-0051420

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of June, 2026.

Notary Public

My Commission Expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-22-2027

(Affix Seal)

2026-04-4059

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Nolan G. Sokol and Haley Sokol<br>414a 37th Avenue North<br>Nashville, TN 37209 | NEW OWNER | Map/Parcel<br>092-09-0Y-001.00-CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kori Bates Rittler (formerly known as Kori Bates), a married woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do hereby transfer and convey unto **Nolan G. Sokol and Haley Sokol, husband and wife**, hereinafter called the GRANTEES, their heirs 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, Lot No. Unit No. A on the Plan of Homes at 414 37th Avenue North, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160104-0000584, 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 Kori Bates, an unmarried woman by Warranty Deed from Angela Pickney O'Neil, now known as Angela Pickney Deal and James Adam Deal, wife and husband of record in Instrument No. 20210603-0074850 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on June 03, 2021.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 414a 37th Avenue North, Nashville, TN 37209.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

**Andrew Rittler, II, spouse of the Grantor, hereby joins in** this conveyance for the express purpose of conveying all rights, title and interest he may have in the property.

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.

Effective the 2nd day June, 2026.

Andrew Rittler, II

Kori Bates Rittler

Kori Bates Rittler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2 day of June, 2026, before me personally appeared Andrew Rittler, II and Kori Bates Rittler, 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 2 day of June, 2026.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

**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 6/2, 2026.

Affiant
Date: June 4, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4 day of June, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.