Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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 $520,000.00.

William Chase Luther
Affiant

Karen Johnson Davidson County
Batch # 1433291 DEEDWARR
06/15/2026 09:28:57 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20260615-0053840

Subscribed and sworn before me this the 12th day of June, 2026.

Notary Public
My commission expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Margarett Louise Roddenbery 109 Gale Park Lane Nashville, TN 37204	NEW OWNER	118-06-0D 008.00

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, ROSS BOMHOLT AND HANNAH BOMHOLT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM CHASE LUTHER AND MARGARETT RODDENBERY, HUSBAND AND WIFE, 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 Unit No. 8, together with the appurtenant interest in the common elements of Gale Park Single Family Homes, A Condominium, a condominium established by Declaration as of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, corrected in Instrument No. 20110531-0041215, amended in Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No, 20130306-0022201, Instrument No. 20200327-0033394, and Instrument No. 20250429-0032834, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration in Instrument No. 20130306-0022201, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Ross Bomholt, unmarried, by deed dated 09/13/2019, from Mark Carr and Kimberly Carr, married, of record in Instrument No. 20190916-0093471, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 109 Gale Park Lane, Nashville, TN 37204.

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 12th day of June, 2026.

Ross Bomholt

Hannah Bomholt

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ross Bomholt and Hannah Bomholt, 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 12th day of June, 2026.

My commission expires:

7/17/28

Notary Public

