Karen Johnson Davidson County
Batch# 1438660 DEEDWARR
06/26/2026 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20260626-0058148

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9183-MC

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2026.

Notary Public
My Commission Expires: 8/1/2029

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katarina Ann Roos and Zeb Jackson Roos 1345 Cheshire Drive Nashville, TN 37207	Pinnacle Bank 21 Platform Way S Ste. 2300 Nashville, TN 37203	041 10 0 023.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **George Seibert Tregoning, III, a married man, Cameron Tregoning, an unmarried woman, and Kadynce Tregoning, an unmarried woman** (individually, "Grantor"), transfer and convey unto **Katarina Ann Roos and Zeb Jackson Roos, husband and wife,** (individually, "Grantee"), 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. 473 on the Map of BELLSHIRE ESTATES, SECTION B, as of record in Plat Book 2331, Pages 128 and 129, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to George Seibert Tregoning, III, an unmarried man and Joshua Tregoning, an unmarried man, by Warranty Deed from William Mark Gibbs, a married man, of record in Instrument No. 20160826-0089464, in the Register's Office of Davidson County, Tennessee, dated August 23, 2016, and recorded on August 26, 2016. The said Joshua Tregoning died on or about January 10, 2025. Leaving his only heirs at law, Cameron Tregoning and Kadynce Tregoning. See Affidavits of Heirship of Joshua Tregoning of record in Instrument Nos. 202606260058145 202606260058146 and 202606260058147 Register's Office for Davidson County, Tennessee. See Probate Case 25P-1826, in the Davidson County Circuit (Probate) Court. George Seibert Tregoning, III also joins this transaction as Administrator of the Estate of Joshuah Tregoning, because the Estate is still open and has not been closed.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF THE GRANTOR'S SPOUSE AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This is improved property located at: **1345 Cheshire Drive, Nashville, TN 37207**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2026.

GRANTOR:

George Seibert Tregoning, III

The Estate of Joshua Francis Tregoning

By:
George Seibert Tregoning, III, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **George Seibert Tregoning, III,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of June, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **George Seibert Tregoning, III,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Administrator of The Estate of Joshua Francis Tregoning,** and is authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of June, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2026.

GRANTOR:

Cameron Tregoning

Kadynce Tregoning

STATE OF Illinois
COUNTY OF Jackson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Cameron Tregoning, and Kadynce Tregoning,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of June, 2026.

Notary Public
My Commission expires: 9-3-27

OFFICIAL SEAL
MICHEAL T LANGE
NOTARY PUBLIC, STATE OF ILLINOIS
Commission # 825484
My Commission Expires Sept. 03, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 23, 2026.

J. Carlton Drumwright

June 23, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 23, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY