Karen Johnson Davidson County
Batch# 1441685 DEEDWARR
07/02/2026 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20260702-0059682

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260554506**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2026. Notary Public My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

WARRANTY DEED

Address New Owner: Rebecca Hayley Young Dobbs 594 Flintlock Ct Nashville TN 37217	Send Tax Bills To: Wells Fargo Bank, NA PO Box 10335 Des Moines, IA 50306	Tax Information: Tax Parcel ID No. 135 16 0B 096.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ivan R. Pearson and Linda J. Pearson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca Hayley Young Dobbs, a single person** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 96 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Ivan R. Pearson and Linda J. Pearson, husband and wife, by Warranty Deed from Courtney Kupferer, a single woman and Thomas C. Kupferer, Jr., unmarried, of record in Instrument No. 20180919-0092766, in the Register's Office of Davidson County, Tennessee, dated September 14, 2018 and recorded on September 19, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodridge at Nashboro Village, Nashboro Village - Tract 11, as recorded in Instrument No. 20021120-0143949.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14, Instrument No. 20020507-0056331 and Instrument No. 20021104-0134724 and as amended in Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888.

Easement for Electric Service, recorded in Book 4821, Page 105 and Book 4821, Page 111.

Easement for Established and Reserved, recorded in Book 10110, Page 854.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020820-0100403.

By Laws for Woodridge at Nashboro Village Association, Inc recorded as Instrument No. 20021106-0136459.

Charter for Nashboro Village Association, Inc recorded as Instrument No. 20021106-0136458.
Common Open Space Deed recorded as Instrument No. 20021120-0144369.

This is improved property located at 594 Flintlock Ct Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of June, 2026.

Ivan R. Pearson

Linda J. Pearson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ivan R. Pearson and Linda J. Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/30/26 (date of document).

Affiant Signature

6/30/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June, 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

