This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson
Batch # 1443572
07/09/2026 09:46:11 AM
Fees: $23.00 Taxes: $2,127.50
Davidson County
DEEDWARR
4 pgs
20260709-0061976

State of Tennessee
County of Shelby

The actual consideration or value, whichever is greater for this transfer is: $575,000

J. Vaughn - Agent
Affiant Signature

Subscribed and sworn to before me on this the 29th Day of June, 2026.

Notary Public
My Commission expires 05 / 28 / 2029

TIMOTHY D. RAINEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
SHELBY COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:

Larry Fogarty
3509 Golf St
Nashville, TN 37216

Return to:
Stanley & Rainey, P.C.
7515 Corporate Center Dr
Germantown, TN 38138
20260383
13168847

SEND TAX BILLS TO:

Larry Fogarty
3509 Golf St
Nashville, TN 37216

MAP AND PARCEL NUMBER: 07203025100

WARRANTY DEED
26NT01203

Effective the 29th Day of June, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
Karen Beth Huffine FKA Karen Huffine Brown and Gail Huffine Hooper

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Larry Fogarty and Cyndie Fogarty, husband and wife

The following described real estate in **Davidson** County, Tennessee:
Certain tracts or parcels of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

Certain tracts or parcels of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 1 on the plan of the Resubdivision of Part of Lot 2 on the Plan of East Nashville Golf & Country Club Lands of record in Book 5190. page 154, Register's Office for said County.

Said Lot No. 1 fronts 85.75 feet on the northwesterly margin of Golf Street and extends back between parallel lines 200.00 feet to a dead line in the rear.

Being part of same property conveyed to J. Marshall Summar, Jr., and Earl W. Huffine d/b/a Huffine and Summar by deed of record in Book 4550, page 946, said Register's Office.

~~Land in Davidson County, Tennessee, being Lot No. 15 of Block "A" of the Plan of Mapleview Heights, of record in Book 243, Page 15, Register's Office for said County~~

~~Said Lot No. 15 fronts 60 feet on the southerly margin of Golf Club Lane and extends back between parallel lines 200 feet to a depth~~

Part of
Being the same property conveyed to Karen Huffine Brown and Gail Huffine Hooper by Co-Executrixes Quitclaime Deed from Karen Huffine Brown and Gail Huffine Hooper as Co-Executrixes as of the Estate of Eva Robb Huffine as recorded 09/05/2019 in Book NA at Page NA as Document 20190905-0089530. Karen Huffine Brown changed her name by court order in February of 2026 to Karen Beth Huffine, Jackson County General Sessions Court, case #2026-CV-14.

Commonly Known As: 3509 Golf St, Nashville, TN 37216-3323

Tax ID: 07203025100

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 and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 29 day of JUNE, 26

Karen Beth Huffine fka Karen Huffine Brown

Karen Beth Huffine FKA Karen Huffine Brown

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Karen Beth Huffine FKA Karen Huffine Brown,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1 / 22 / 2030

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Witness our hands this the 29 day of JUNE, 2026

GH

Gail Huffine Hooper 06/29/2026 11:54 AM CDT

Gail Huffine Hooper

State of Tennessee)
County of Shelby)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Gail H Hooper,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 06/29/2026 12:19 PM CDT

Notary Public

My Commission expires: 1 / 22 / 2030

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Certificate of Authenticity

I, Hal C. Stanley, 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 06/29/2026.

Affiant Signature

07/08/2026
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 8th day of July, 2026.

Notary's Signature

DAWN JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/06/2029
SHELBY COUNTY

My Commission Expires: 06/06/2029
Date

Notary's Seal (if on paper)