Karen Johnson Davidson County
Batch# 1445397 DEEDWARR
07/13/2026 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20260713-0062894

# WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-358

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| The Catherine Rachel Flood Trust | Same as new owner | 105-11-10-010-00 |
| (NAME) P.O. Box 340020 | (NAME) | |
| (ADDRESS) Nashville, TN 37203 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Todd Hertling, a married man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to the **Catherine Rachel Flood Trust dated July 21, 2023** (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 542 Southgate Avenue, #104, Nashville, TN 37203.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 7th day of July, 2026.

**GRANTOR:**

**Todd Hertling**

STATE OF Nevada )

COUNTY OF Clark )

I, Jeffrey Willis, certify that on this 7th day of July, 2026, Todd Hertling appeared before me by means of interactive two-way audio and video communication and proved his identity to my satisfaction, and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, this 7th day of July, 2026.

Notary Public Jeffrey Willis

My Commission Expires: 07/05/2028

Jeffrey Willis
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 24-3454-01
Expires July 5, 2028

Notarized remotely using audio-video communication technology via Proof.

## EXHIBIT "A"

## DESCRIPTION OF THE PROPERTY

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County; Tennessee, being Unit No. 10, on the Plan of SOUTHGATE COMMONS CONDOMINIUMS, a Condominium Development, established by Declaration of Covenants, Conditions and Restrictions for SOUTHGATE COMMONS CONDOMINIUMS, a Condominium Development, of record in Instrument No. 20200424-0043303; Instrument No. 20200427-0043795; Instrument No. 20200427-0043800, in the Register's Office for Davidson, Tennessee. Said Unit being shown on Site Plan/Plat Exhibits attached as Exhibit D to the Amendment to the Declaration of Covenants, Conditions and Restrictions for Southgate Commons Condominiums, a Condominium Development, of record in Instrument No. 20200513-0049627, as Scrivener's Affidavit recorded in Instrument No. 20231214-0096692; as further amended recorded in Instrument No. 20230404-0024550; Instrument No. 20230406-0025100 and Instrument No. 20231214-0096695, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Todd Hertling, a single man, as sole ownership, by Warranty Deed from Southgate Commons, L.L.C., a Tennessee Limited Liability Company, of record in Instrument No. 20240315-0018141, in the Register's Office of Davidson County, Tennessee, dated March 13, 2024 and recorded on March 15, 2024.

## True Copy Certification

I, **Tammy Carney,** 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 this the 7th day of July, 2026.

Affiant Signature
Date 7/10/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

