Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1448115 DEEDWARR
07/16/2026 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20260716-0064682

39-B
File #26-1187

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan Phillip Davis and Sarah Davis, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Austin Tabulog and Brenna W. Tabulog, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Cross Timbers, Section 3, as of record in Book 4175, Page 21 and amended in Book 4364, Page 954, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan Philip Davis and Sarah Davis, husband and wife by Warranty Deed from Stephen C. Sexton, Trustee of The Sexton Family Trust U/A/D December 11, 1997 of record in Instrument No. 20210629-0088056, Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on June 29, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 7465 Harrow Drive, Nashville, TN 37221.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

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| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| **Austin Tabulog**<br>**Brenna Tabulog**<br>**7465 Harrow Drive**<br>**Nashville, TN 37221** | New Owner | **142-02-0-115.00** |

**WITNESS THE EXECUTION HEREOF** this 15th day of July, 2026.

**Ryan Phillip Davis** **Sarah Davis**

**State of Tennessee )**
**County of Davidson )**

On this 15th day of July, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ryan Phillip Davis and Sarah Davis, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

**State of Tennessee )**
**County of _____ )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 579,900.00.**

Affiant

Sworn and subscribed before me on this the 15th day of July, 2026.

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires May 29, 2030

**Certificate of Authenticity**
**for Electronically Filed Document**

I, Amy Fredrickson, 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 7-15-26 (date of document).

Date: 7-15-26

Affiant Signature

State of Tennessee )
)
County of Williamson )

Sworn to and subscribed before me this 15th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires May 29, 2030