Karen Johnson Davidson County
Batch# 1449112 DEEDWARR
07/20/2026 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260720-0065237

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $400,000.00.

Affiant

Subscribed and sworn before me this the 16th day of July, 2026.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Noel Douglas Bates 306 Woodberry Dr. Nashville, TN 37214	New Owner	095-07-0 022.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS LOEFFLER, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NOEL DOUGLAS BATES, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Map of Merry Oaks, as of record in Book 1835, pages 67 and 68 of the Register's Office for Davidson County, and described as follows:

Beginning at a point in the westerly margin of Woodberry Drive at the corner of Lots Nos. 85 and 86; thence along said drive southerly 70.9 feet to a concrete monument at the beginning of a curve; thence around said curve having a radius of 25 feet, a distance of 38.6 feet to a concrete monument in the north margin of Whipple Place; thence westerly along the north margin of said Whipple Place 175.7 feet to a concrete monument; thence along the rear line of said lot northerly 95 feet to the corner of Lots Nos. 85 and 86; thence easterly with the line between said Lots 207 feet to the beginning.

Being the same property conveyed to Thomas R. Loeffler and wife, Dorothy N. Loeffler, by deed dated 12/21/1998, from Paula Moore Brown, Vivian Moore Jenkins and Bonnie Moore Lee, of record in Book 11300, page 129, Register's Office for said County.

Also being the same property conveyed to Thomas R. Loeffler and wife, Dorothy N. Loeffler by deed dated 03/11/1996, from Paul B. Moore, Jr., of record in Book 9979, page 433, Register's Office for said County.

The said Dorothy N. Loeffler having died on 8/19/2025, thereby vesting the property solely in Thomas R. Loeffler as the surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 306 Woodberry Dr., Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TRL

Witness my hand this the 16th day of July, 2026.

Thomas R. Loeffler

Thomas Loeffler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Loeffler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 2026.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/16/2026 (date of document).

Affiant Signature

7/17/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

