Karen Johnson Davidson County
Batch# 1450673 DEEDWARR
07/22/2026 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20260722-0066624

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554551**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2026. Notary Public My Commission Expires:

JENNIFER HARRIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 08-19-2028

WARRANTY DEED

Address New Owner: Nathan Feldpausch and Elizabeth Feldpausch 6442 Currywood Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 15 0 030.00

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, **David Charles Sobotka and Carolyn Jan Sobotka Trustees of The Sobotka Trust, dated March 26, 1999** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan Feldpausch and Elizabeth Feldpausch, a married couple**, ("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 Lot 213, WEST MEADE FARMS INC., SECTION J, as shown on plat of record in Plat Book 1835, Page 125, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Charles Sobotka and Carolyn Jan Sobotka, Co-Trustees of The Sobotka Trust, dated March 26, 1999 and its successors and assigns, by Quitclaim Deed from David Charles Sobotka and Carolyn Jan Sobotka, of record in Instrument No. 20141031-0100829, in the Register's Office of Davidson County, Tennessee, dated October 27, 2014 and recorded on October 31, 2014.

Being the same property conveyed to David Sobotka and Carolyn Jan Sobotka, by Warranty Deed from Derek Pace and Sandra Pace, of record in Instrument No. 20080430-0044090, in the Register's Office of Davidson County, Tennessee, dated April 28, 2008 and recorded on April 30, 2008.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS INC., SECTION J, as recorded in Plat Book 1835, Page(s) 125.

Easement recorded in Book 2083, Page 467 and Book 2249, Page 22.

Agreement for Dedication of Easement For Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6043, Page 335.

This is improved property located at 6442 Currywood Drive Nashville TN 37205

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 22nd day of July, 2026.

The Sobotka Trust, dated March 26, 1999

By: _____
David Charles Sobotka, Trustee

By: _____
Carolyn Jan Sobotka, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Charles Sobotka and Carolyn Jan Sobotka, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Sobotka Trust, dated March 26, 1999 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 22nd day of July, 2026.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

_____
Notary Public

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 7-22-26 (date of document).

Affiant Signature

7-22-26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd day of July, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY