NEW OWNER:
Sarah Anne Reichow
1224 Sigler Street
Nashville, TN 37203

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 26-119

MAP & PARCEL
093-13-0J-002-00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1451611 DEEDWARR
07/24/2026 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $3,182.00
20260724-0067818

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHT HUNDRED FIFTY NINE THOUSAND NINE HUNDRED NINETY NINE AND 00/100 DOLLARS ($859,999.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Christpoher Perkins, and Mary Barnes** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Sarah Anne Reichow, a single woman** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Certain Parcel of Real Estate Situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit B of the Townhomes at 1400 Sigler Street, as shown at Exhibit B of that Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20120127-0007973, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Perkins and Mary Barnes, husband and wife by Quit Claim Deed from Christopher Perkins of record In Instrument No. 20250310-0017893 in the Register's Office for Davidson County, Tennessee, dated March 04, 2025 and recorded on March 10, 2025.

Being the same property conveyed to Christopher Perkins by Quit Claim Deed from Christopher Perkins and Harvey Perkins of record Instrument No. 20170327-0029831 in the Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 27, 2017.

Being the same property conveyed to Christopher Perkins and Harvey Perkins by Warranty Deed from Stephanie Christian, unmarried of record Instrument No. 20120405-0029060 in the Register's

Office for Davidson County, Tennessee, dated April 05, 2012 and recorded on April 05, 2012.

Parcel No.: 093-13-0J-002-00
Being also known as 1224 Sigler Street, Nashville, TN 37203

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 24th day of July, 2026.

Christpoher Perkins

Mary Barnes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Christpoher Perkins and Mary Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of July, 2026.

NOTARY PUBLIC

My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

****

The actual consideration or value, whichever is greater, for this transfer is $ **859,999.00**.

AFFIANT

Sworn to and subscribed to before me this 24th day of July, 2026.

NOTARY PUBLIC

My commission expires: 4/1/30

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires
April 01, 2030

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on ___July 24, 2026 _____.

Affiant Signature

July 24, 2026

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 24th day of July, 2026.

Notary Signature

My Commission Expires: 4/1/30

NOTARY'S SEAL

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires
April 01, 2030