Karen Johnson Davidson County
Batch# 1456863 DEEDWARR
08/10/2026 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260810-0073540

OFFICIAL STAMP KATHLEEN SUSAN VINEYARD NOTARY PUBLIC - OREGON COMMISSION NO. 1048486 MY COMMISSION EXPIRES MAY 28, 2028 (Notary Stamp)	STATE OF ~~TENNESSEE~~ OREGON COUNTY OF ~~DAVIDSON~~ COOS The actual consideration or value, whichever is greater, for this transfer is $490,000.00. Affiant Subscribed and sworn to before me, this August 4, 2026. Notary Public My commission expires: 5-28-2028

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Turchan Family Revocable Trust	New Owner	142-11-0B-005.00-CO
2701 Rock Wall Rd		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Charles Molnar, an unmarried man

(hereinafter called the "Granto"), have bargained and sold, and by these presents do transfer and convey unto

The Turchan Family Revocable Trust under agreement dated February 21, 2022

(hereinafter called the "Grantee"), his 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. 5, as shown on the plan of Final Plat, Magnolia Place, of record in Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Molnar by Warranty Deed from Rian Ball and Tyler Carmean Ball of record in Instrument No. 20181002-0097907 Register's Office for Davidson County, Tennessee, dated September 26, 2018 and recorded on October 02, 2018.

This is [x] improved [ ] unimproved property known as 913 Magnolia Ct W, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOE COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their 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.

IN WITNESS WHEREOF the Granto has hereunto executed this instrument on this the 4th day of August, 2026

Charles Molnar

STATE OF OREGON
COUNTY OF COOS

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Charles Molnar, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of August, 2027

Notary Public
My Commission Expires: 5-28-2028

OFFICIAL STAMP
KATHLEEN SUSAN VINEYARD
NOTARY PUBLIC - OREGON
COMMISSION NO. 1048486
MY COMMISSION EXPIRES MAY 28, 2028

Lenders Title Company File No. TN-2602722-7524

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/4/26 (date of document).

Affiant Signature

8/6/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

