Karen Johnson Davidson County
Batch# 1458902 DEEDWARR
08/12/2026 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260812-0074399

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED THOUSAND AND 00/100 (500,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
BLAKE ZEGIESTOWSKY (NAME)	**NEW OWNER** (NAME)	**082 04 0 181.00**
895 WEST SHARPE AVENUE NASHVILLE, TN 37206 (ADDRESS)	**408 DABNEY DRIVE FRANKLIN, TN 37064** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 7th day of August, 2026, the undersigned, **NATHAN JAMES ROWE AND HANNAH ROWE, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BLAKE ZEGIESTOWSKY, A MARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **895 WEST SHARPE AVENUE, NASHVILLE, TN 37206** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of THORNBY PLACE, of record in Plat Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Nathan James Rowe, Married, by Warranty Deed from WBI Holdings LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200804-0086184, in the Register's Office of Davidson County, Tennessee, dated July 31, 2020, and recorded on August 04, 2020.
>
> Note: Hannah Rowe joins in conveyence of any and all marital interest in the property.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of August, 2026.

GRANTOR: NATHAN JAMES ROWE

STATE OF California)
COUNTY OF San Diego)

Personally, appeared before me, a Notary Public of the aforesaid authority, **NATHAN JAMES ROWE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4th day of August, 2026.

EMILY E. SANCHEZ
Notary Public - California
San Diego County
Commission # 2540683
My Comm. Expires Jan 4, 2030

Notary Public

01/04/2030
My Commission Expires

GRANTOR: HANNAH ROWE

STATE OF California)
COUNTY OF San Diego)

Personally, appeared before me, a Notary Public of the aforesaid authority, **HANNAH ROWE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4th day of August, 2026.

EMILY E. SANCHEZ
Notary Public - California
San Diego County
Commission # 2540683
My Comm. Expires Jan 4, 2030

Notary Public

01/04/2030
My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 August 4, 2026

Affiant Signature

August 4, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 4 day of August, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY