Karen Johnson Davidson County
Batch# 1464870 DEEDWARR
08/27/2026 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,330.15
20260827-0079622

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20 day of August, 2026.

(Affix Seal) Notary Public

My Commission Expires:

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

2026-07-4415

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Zebra Blanco LLC 2706 Brunswick Drive Unit B Nashville, TN 37207	NEW OWNER	Map/Parcel 060-16-0A-002.00-000-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gabrielle L. Sobel, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Zebra Blanco LLC, a California Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 2706 Brunswick Drive Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Master Deed, Declaration of Covenants, Conditions and Restrictions for 2706 Brunswick Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160920-0098762, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gabrielle L. Sobel, a single woman by Warranty Deed from Southern Property Buyers, LLC, a Tennessee limited liability company of record in Instrument No. 20170811-0082573 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 11, 2017.

THE SUBJECT PROPERTY WAS NEVER THE PRINCIPAL RESIDENCE OF THE GRANTORS SPOUSE.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2706 Brunswick Drive, Unit B, Nashville, TN 37207

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out: and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 19 day August, 2026.

Gabrielle L Sobel

Gabrielle L. Sobel

STATE OF TENNESSEE

COUNTY OF Hamilton

On this 19 day of August, 2026, before me personally appeared Gabrielle L. Sobel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of August, 2026.

Notary Signature

My commission expires: 10-10-2028

SHANNA SHANDILY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8/20/24.

Date

Affiant Signature

8/21/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of August, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

