Karen Johnson Davidson County
Batch# 1467968 DEEDWARR
09/03/2026 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20260903-0081998

WARRANTY DEED	STATE OF COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF August 2026 Notary Public MY COMMISSION EXPIRES: 8/19/2030 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Dobak and Arviola Dobak	CrossCountry Mortgage, LLC	
(NAME) 932B Spain Ave	(NAME) 2160 Superior Ave	072-09-3W-002.00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS) Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **H. Tran Investments, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Michael Dobak and Arviola Dobak, spouses married to each other,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 932 Spain Avneue, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250502-0033984, 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 part of the same property conveyed to H. Tran Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Huy Tran of record in Instrument No. 20231103-0086371 Register's Office for Davidson County, Tennessee, dated October 24, 2023 and recorded on November 03, 2023.

Being a portion of the same property conveyed to H. Tran Investments, LLC, a Tennessee limited liability company by Quit Claim Deed from Hung Tran of record in Instrument No. 20260219-0013382 Register's Office for Davidson County, Tennessee, dated February 19, 2026 and recorded on February 19, 2026.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 932B Spain Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my hand this 24th day of August, 2026.

H. Tran Investments, LLC, a Tennessee
Limited Liability Company

By: Huy Tran Sole Member
Huy Tran, Sole Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

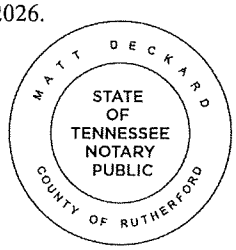
Before me, Matt Deckard, a notary public, of the state and county mentioned, personally appeared (via audio/video communication) Huy Tran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of H. Tran Investments, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office this 24th day of August, 2026.

Notary Signature

My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 8/24/2026 (**date of document**).

Affiant Signature

8/24/26

Date

State of TENNESSEE
County of SUMNER

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

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029