Karen Johnson Davidson County
Batch# 1471544 DEEDWARR
09/10/2026 12:26:30 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20260910-0084110

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/29/30
(AFFIX SEAL)

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1071 (Seller)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ryan Barba	SAGE Home Loans Corp.	081-02-0-088.00
(NAME)	(NAME)	
1728 Nubell Street	1423 Red Ventures Drive, Suite 201	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Fort Mill, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ten Thousand And No/100 Dollars ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LIA BOS AND ZACHARY BOS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN BARBA,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 78 on the Plan of Buena Vista Heights Addition to North Nashville of Record in Plat Book 161, Page 19, 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 Lia Bos and Zachary Bos, wife and husband by Warranty Deed from Randall R. Harris, II, Unmarried of record in Instrument No. 20190716-0069485, Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 16, 2019.

unimproved ☐
This is improved ☑ property, known as 1728 Nubell Street, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness our hands this 4th day of September, 2026.

Lia Bos
Lia Bos

Zachary Bos
Zachary Bos

(Online Notarization — Tennessee Warranty Deed)

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned online notary public, Lia Bos and Zachary Bos, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes therein contained. The principal(s) personally appeared before me by means of two-way live audio-video communication technology pursuant to the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq.

Witness my hand and official seal at office, this 4th day of September, 2026.

Tara L Golden
Notary Public
My commission expires: 10/29/2027

TARA L GOLDEN
Notary Public - State of Florida
Commission # HH459089
Expires on October 29, 2027

NOTATION: This notarial act was performed as an online notarization in accordance with the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq.

Notarized remotely online using communication technology via Proof.

I, Andy Maloney, 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 **9/4/2026** (date of document).

Affiant Signature
Date **9/4/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of **September**, 20**26**.

Linda M Smith
Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY