Karen Johnson Davidson County
Batch# 1474751 DEEDWARR
09/18/2026 08:43:30 AM 6 pgs
Fees: $33.00 Taxes: $432.90
20260918-0086861

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN
16114 Daysailor Trail
Lakewood Ranch, FL 34202

Map/Parcel
48/008

WARRANTY DEED

FROM:
Ronald B Buchanan, and
Karen Buchanan Reeves

SEND TAX BILLS TO:
Robert D Bobel
5120 Clarksville Hwy
Whites Creek, TN 37189

NAME & ADDRESS OF NEW OWNER:
Robert D Bobel and wife, Deborah G Bobel
5120 Clarksville Hwy
Whites Creek, TN 37189

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Ronald B Buchanan and Karen Buchanan Reeves** as equal tenants in common, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said **Robert D Bobel and wife, Deborah G Bobel,** hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Complete legal description is set forth below as Exhibit A

This is 16.58 acres of unimproved property located on Waller Road in the Whites Creek area of Davidson County, Tennessee.

Historic Marker Easement. Grantees hereby grant to Grantor and his heirs a permanent easement, to run with the land, to place and maintain a historical marker commemorating the Buchanan Homestead on the Grantees as described in Instrument No. 20250708-0053467, R.O.D.C. at a mutually agreeable location that lies between Waller Road and the creek located on the South side of Waller Road. The size and text on the marker shall be mutually agreed upon by the Grantor and Grantee, which consent shall not be unreasonably withheld.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantors, their successors, heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real

estate in fee simple, have a good right to convey it, and that the same is unencumbered. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 09/16/2026, the corporate party, if any, having caused its name to be signed hereby by its duly authorized officers on said day and date.

Ronald B. Buchanan

Ronald B Buchanan

Karen Buchanan Reeves

Karen Buchanan Reeves

STATE OF Virginia
COUNTY OF Richmond

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **Ronald B Buchanan**, one of the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in _____, Florida, on this the 09/16/2026.

Doris B. Owens

NOTARY PUBLIC

My Comm. Expires: 08/31/2028

DORIS B OWENS
REGISTRATION NUMBER
7860944
COMMISSION EXPIRES
August 31, 2028

STATE OF Virginia
COUNTY OF Loudoun

Notarized remotely online using communication technology via Proof.

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **Karen Buchanan Reeves**, one of the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Loudoun, Virginia ~~Tennessee~~, on this the 09/15/2026.

Electronic Notary Public

NOTARY PUBLIC Gloria Asare

My Comm. Expires: 12/31/2028

Reg #: 7901547

Notarized remotely online using communication technology via Proof.

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $117,000.00.

Robert D. Bobal

Sworn to and subscribed before
me on this the 16th day of
September, 2026.

Katherine Cooper
NOTARY PUBLIC
My Comm. Expires: 07/02/29

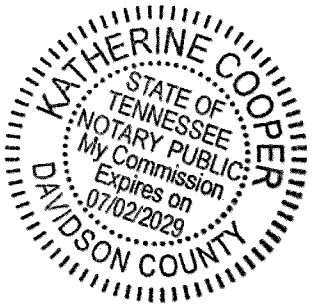


EXHIBIT A
Legal Description

Land in the 14th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated June 10, 2026, and known as Job No. 260030 as follows: Beginning at an existing iron pin, said iron pin being the northwest corner of Subhadra Gunawardana (Inst. No. 200906170056395 R.O.D.C., Tn) and the northeast corner of Lester l. & Georgianna B. Johnson (Inst. No. 201312050124063 R.O.D.C., Tn) said iron pin having Tennessee NAD83 State Plane coordinates of N:701108.82 E:1715726.65; thence with the line of said Johnson property N80°31'11"W 315.88' to an existing iron pin in the westerly line of C. Wendell Waller Jr. & J. Scott McCullough (Inst. No. 201507220072049 R.O.D.C., Tn); thence with the easterly line of said Waller & McCullough property N03°17'08"E 109.26' to an iron pin set in the center of a creek; thence with the centerline of said creek, and with the southerly line of said Waller, & McCullough and then with the Brenda June Trotter (Inst. No. 200611070138289 R.O.D.C., Tn), the following calls:, N35°42'16"E 158.47' to a point; thence N48°11'13"E 92.40' to a point; thence N50°31'38"E 28.19' to a point; thence N67°12'43"E 54.13' to a point ;thence N60°19'59"E 73.56' to a point; thence N74°20'20"E 165.96' to a point; thence with the line of Richard John Anderson (Inst. No. 200110170113184 R.O.D.C., Tn) and still with the center of creek N64°52'42"E 67.47' to a point; thence N69°33'09"E 63.69' to a point; thence with the line of Glen & Betty Mabry Family Living Trust (Inst No. 201506100054647 R.O.D.C., Tn) N73°06'33"E 130.14' to a point; thence with Jacqualine M. Bowers (Inst No. 200011140113013 R.O.D.C., Tn) S80°37'47"E 38.18' to a point; and then with Robert D. & Deborah G. Bobel (Inst No. 202507080053467 R.O.D.C., Tn) N75°34'57"E 106.08' to a point; thence S74°41'38"E 44.91' to a point; thence S83°07'23"E 74.74' to a point; thence N81°27'54"E 62.98' to a point; thence N80°23'26"E 42.15' to a point; thence N77°41'36"E 69.11' to a point; thence N68°18'34"E 62.11' to a point; thence with Jeffery Frank Stenberg (Inst No. 201108020059242 R.O.D.C., Tn) N66°27'01"E 150.28' to an iron pin set in the center of the creek; thence leaving the creek and with the southerly line of said Stenberg

Property N86°51'11"E 260.45' to an iron pin set a corner to Elizabeth A. Hogan (Inst. No. 201912090126562 R.O.D.C., Tn); thence with said Hogan property; S40°51'18"W 43.21' to an existing iron pin in a fence, a corner to Bryan & Nicole Adams Living Trust (Inst. No. 202505190039409 R.O.D.C., Tn); thence with said Adams property and generally with a fence S63°47'40"W 194.14' to an iron pin set at the base of an 8" hackberry tree and a fence corner, said iron pin having Tennessee NAD83 State Plane coordinates of N:701678.41 E 1716805.76; thence S07°41'49"W 650.03' to an existing iron pin a corner to said Gunawardana property; thence leaving the fence, and with said Gunawardana's northerly line N85°42'01"W 944.84' to the point of beginning containing 16.58 acres more or less. Being the same property conveyed to Ronald B. Buchanan and Raymond A Buchanan by deed of record in Book 6945 Page 42 in the Register's Office for Davidson County. Tennessee. The same Raymond A Buchanan died on January 15, 2006, and his daughter, Karen Buchanan Reeves, is his successor in interest pursuant to the Order Granting Default Judgment entered by Judge Patricia Mead Moskal in the case of *RONALD B. BUCHANAN and KAREN BUCHANAN REEVES, Plaintiffs Vs the HEIRS of MARY EMMA YOUNG BUCHANAN, their heirs, successors and assigns, Defendants*, Docket No. 26-0023-1 in the Chancery Court, Division 1 for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 09/16/2026.

John Cobb Rochford

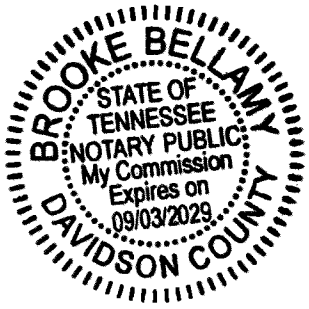
Date: 09/16/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 09/16/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29