Karen Johnson Davidson County
Batch# 1480159 DEEDWARR
10/02/2026 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20261002-0090759

Prepared By & Return To:
Tennessee Title Services LLC-Clarksville
112 Center Court
Suite- A
Clarksville, TN 37040
C-26-4033

STATE OF TENNESSEE
COUNTY OF MONTGOMER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of September, 2026

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ivan Ferguson and Nadja Geier 1802 Seminary St B Nashville, TN 37207	Old National Bank 4500 Washington Avenue Evansville, IN 47714	071-09-0-139.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Dominion Financial Services, LLC, a Maryland Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ivan Ferguson and Nadja Geier, husband and wife,

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 Lot No. 120, on the Plan of Brooklyn Heights, E.C. Scruggs Subdivision of Lots No. 18-19-20-21-29-11 & 12, as of record in Plat Book 332, Page 140, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Sherri Thomas, an unmarried person by Quitclaim Deed from Charlette Watson, an unmarried person of record in Instrument No. 20101105-0089076 Register's Office for Davidson County, Tennessee, dated November 02, 2010 and recorded on November 05, 2010.

Being the same property conveyed to Nova Construction, LLC, a Tennessee Limited Liability by Warranty Deed from Sherri Thomas, an unmarried person of record in Instrument No. 20241008-0078235 Register's Office for Davidson County, Tennessee, dated October 08, 2024 and recorded on October 08, 2024.

Being the same property conveyed to Dominion Financial Services, LLC by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, Co-Substitute Trustees, of record in Instrument No. 202602110010481 Register's Office for Davidson County, Tennessee, dated February 09, 2026 and recorded on February 11, 2026.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1802 Seminary St 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 29th day of September, 2026.

Dominion Financial Services, LLC, a Maryland Limited Liability Company

By: Joseph Linnenkamp Jr. Authorized Signatory
Joseph Linnenkamp, Authorized Signer

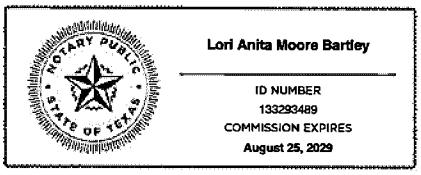
STATE OF Texas
COUNTY OF Montgomery
Before me, Lori Anita Moore Bartley of the state and county mentioned, personally appeared Joseph Linnenkamp, Authorized Signer of Dominion Financial Services, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Dominion Financial Services, LLC, the within named bargainor, a Limited Liability Company, and that such Joseph Linnenkamp, Authorized Signer of Dominion Financial Services, LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in The Woodlands, this 29th day of September, 2026.

Lori Anita Moore Bartley
Notary Signature

Printed Name: Lori Anita Moore Bartley

My commission expires: 08/25/2029



Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Joshua A. Terry, 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 9/29/26.

Affiant Signature – Joshua A. Terry

9/29/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 9/29/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27