Karen Johnson Davidson County
Batch# 1482558 DEEDWARR
10/08/2026 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20261008-0092681

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $575,000.00.

Affiant

Subscribed and sworn to me on 10/06/26.

NOTARY PUBLIC

My Commission Expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rory Galpin and Katherine Rice 1205 Ardee Ave Nashville, TN 37216	**New Owner**	061-15-0-079.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gerald R. Hager and wife, Susan A. Hager, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Rory Galpin and Katherine Rice, **husband and wife** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 28, Block 'C' on the Plan of Re-Subdivision of Sunnymeade Unit No. 1 Subdivision of Sunnymeade Unit No. 2 of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 28, Block 'C', fronts 50.0 feet on the northerly margin of Ardee Avenue and extends back 256.6 feet on the easterly line and 254.0 feet on the westerly line to a dead line in the rear, measuring 50.0 feet thereon.
>
> Being the same property conveyed to Gerald R. Hager and wife, Susan A. Hager by Quitclaim Deed from Gerald R. Hager of record in Instrument No. 20090122-0005505, dated January 20, 2009, and recorded January 22, 2009, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1205 Ardee Ave, Nashville, TN 37216.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand and official seal on 10/02/2026.

10/2/26
Gerald R. Hager

Susan A. Hager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/ 02 /26, before me personally appeared Gerald R. Hager and Susan A. Hager, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 10/ 02 /26.

Katherine Cooper
NOTARY PUBLIC



My Commission Expires: 07/02/29

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **October 2,2026**.

Date

Alli P

Affiant Signature

10/7/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **October**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County