Karen Johnson Davidson County
Batch# 1482785 DEEDWARR
10/09/2026 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,451.25
20261009-0092996

STATE OF TENNESSEE
COUNTY OF KNOX

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $662,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 02/10/2030

(AFFIX SEAL)

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-10-2030

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH26-11934

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph Doyle Somerby 4 Chestnut Street Marblehead, MA 01945	Joseph Doyle Somerby 4 Chestnut Street Marblehead, MA 01945	071-08-1D-002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Aaron William Riddle, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph Doyle Somerby, a married man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

PROPERTY 2, UNIT B:

Land situated in Davidson County, Tennessee, being Unit B, Homes at 2005 Overby Road, a Horizontal Property Regime with private elements, as established in Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20220301-0023146, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2005 Overby Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220301-0023146, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Shakhlo Amy Karaman and Aaron William Riddle by Warranty Deed from Invest Holdings, LLC, a Tennessee limited liability Company of record in Instrument No. 20231024-0083233 Register's Office for Davidson County, Tennessee, dated October 20, 2023 and recorded on October 24, 2023.

Being the same property conveyed to Aaron William Riddle by Quitclaim Deed from Shakhlo Amy Karaman of record in Instrument No. 20250604-0043888 Register's Office for Davidson County, Tennessee, dated May 23, 2025 and recorded on June 04, 2025.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **2005 Overby Road 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th ~~day of October~~, 2026

Aaron William Riddle

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Aaron William Riddle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Knoxville, Tennessee, this 7th day of October, 2026.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 7TH, OCTOBER 2026.

Custodian's Signature 10/08/2026 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 8TH day of OCTOBER 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY