Karen Johnson Davidson County
Batch# 1483987 DEEDWARR
10/15/2026 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $4,380.80
20261015-0094551

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64585
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Martin Stroble Lindsay Stroble 4000 Crestridge Dr. Nashville, TN 37204	Cross Country Mortgage, LLC 190D Saundersville Road Hendersonville, TN 37075

TAX MAP PARCEL NUMBERS: 13202003200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,184,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruth-Ann Rogaski, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Martin Stroble and Lindsay Stroble, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Brookhaven Estates of record in Book 1835, pages 49, 50, and 51, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Ruth A Rogaski, a single person, by Warranty Deed from Roy C. Desha, Jr., married, dated November 28, 2007 and recorded on November 30, 2007, of record in Inst. No. 20071130-0139192, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 13, 2013, recorded August 13, 2013, of record in Inst. No. 20130813-0085081, said Register's Office, subject property was conveyed to Ruth-Ann Rogaski, as Trustee of the Ruth-Ann Rogaski Revocable Trust, dated August 13, 2013. Subject property was further conveyed to Ruth-Ann Rogaski by Quitclaim Deed dated December 9, 2022, recorded December 12, 2022, of record in Inst. No. 20221212-0128829, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, pages 49, 50, and 51, said Register's Office, which Plan shows setback lines and easements, to which Plan reference is made for a more complete description.

Luis E. Hidalgo, spouse of Ruth-Ann Rogaski, joins in execution of this instrument in order to convey any marital interest he may have in the subject property.

This is improved property, known as 4000 Crestridge Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the dates set forth in each notary acknowledgment.

Ruth-Ann Rogaski **Luis E. Hidalgo**

State of Tennessee
County of Davidson

On this 9th day of October, 2026 before me the undersigned authority, personally appeared Ruth-Ann Rogaski, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

State of Tennessee
County of Davidson

On this 9th day of October, 2026 before me the undersigned authority, personally appeared **Luis E. Hidalgo**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,184,000.00.

Affiant

Sworn and subscribed before me this 9th day of October, 2026.

Notary

My Commission Expires: _____

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-10-2027

True Copy Certification

I, **Tammy Carney,** 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 this the 9th day of October, 2026.

Affiant Signature

Date 10.9.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

