Karen Johnson Davidson County
Batch# 1302921 DEEDWARR
07/28/2025 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20250728-0059414

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651404**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me, this 22nd day of July, 2025. Notary Public My Commission Expires: 9-7-26

SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christine Dias Knoblauch and Roland Knoblauch 72 Pine Mill Circle Doylestown, PA 18901	New Owner	Tax Parcel ID No. 104 11 0Z 201.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Hsi, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine Dias Knoblauch and Roland Knoblauch, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 201, as set forth in the Declaration of Covenants, Conditions and Restrictions of ACKLEN AT 24TH, a Condominium Development, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record in Instrument Number. 20130927-0101658, as amended by Instrument No. 20131009-0106143, and Instrument No. 20140722-0065160, in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibit "D", of said Declaration, as amended.

Being the same property conveyed to Ryan Hsi, married, by Quitclaim Deed from Ryan His and Megan Yu, husband and wife, of record in Instrument No. 20200910-0103147, in the Register's Office of Davidson County, Tennessee, dated September 08, 2020, and recorded on September 10, 2020.

Being the same property conveyed to Ryan Hsi and Megan Yu, husband and wife, by Warranty Deed from Mary Nelle Hall, married and David E. Hall and Brenda B. Hall, husband and wife, of record in Instrument No. 20180321-0026842, in the Register's Office of Davidson County, Tennessee, dated March 20, 2018, and recorded on March 21, 2018.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF THE BURCH HOMESTEAD TRACT, as recorded in Plat Book 57, Page 149.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130927-0101658 as amended in Instrument No. 20131009-0106143 and Instrument No. 20140722-0065160.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20130905-0093933.

Easement for Public Street Right of Way, recorded in Instrument No. 20130731-0079483.

Easement recorded in Instrument No. 20140902-0079901.

Charter for 2151 Acklen Avenue Condominium Association, Inc. recorded as Instrument No. 20130926-0101214 as amended in Instrument No. 20140721-0064696.

This is improved property located at 1808 24th Avenue South Unit 201 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2025.

Ryan Hsi By [signature], Attorney-in-fact

Ryan Hsi
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Ryan Hsi and that he is authorized by Ryan Hsi to execute this instrument on his behalf.

WITNESS my hand, at office, this 22nd day of June, 2025.

[signature]
Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 22. 2025.

Affiant Signature

28th day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

