This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24481-AP

Karen Johnson Davidson County
Batch# 1305620 DEEDWARR
08/04/2025 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250804-0061294

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Olivia O'Leary Hobbs 5205 Idaho Ave Nashville, TN 37209	Old National Bank PO Box 918 Evansville, IN 47706	103-03-0-069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Southern Spaces, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Olivia O'Leary Hobbs, a single woman**, hereinafter called the Grantee(s), his/her/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 the westerly 50 feet of the easterly 540 feet of the northerly 160 feet of Blocks 23 and 24 on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, in the Register's Office for Davidson County, Tennessee, and being further described as follows, to-wit:

Being described according to a survey made by S. R. Sanford, Jr., Surveyor, dated June 29, 1946; and a survey made by John Kohl III, dated March 3, 1987; said part of Blocks 23 and 24 fronts 50 feet on the southerly side of Idaho Avenue (Formerly 5th Ave) and runs back between parallel lines (Parallel with and 490 feet west of the westerly margin of 51st Avenue) north 160 to a dead line.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Carey Lane Kotsioinis, unmarried, dated November 22, 2021, recorded December 1, 2021, of record in Instrument No. 20211201-0158391, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Carey Laine Kotsionis by Quitclaim Deed from Adam Joseph Landry, dated February 14, 2012, recorded February 27, 2012, of record in Instrument No. 20120227-0016675, said Register's Office.

This is improved property located at: **5205 Idaho Avenue, Nashville, TN 37209**

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This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number 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 1st day of August, 2025.

GRANTOR:

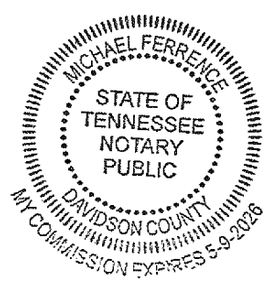
Southern Spaces, LLC,
a Tennessee Limited Liability Company

By: _____
Andrea Boswell, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrea Boswell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Authorized Representative of Southern Spaces, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of August, 2025.



_____
Notary Public
My Commission expires: 5-9-26

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CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 08/01/2025.

Affiant Signature

08/01/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/01/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY