This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-7000-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2025.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1328563 DEEDWARR
10/01/2025 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20251001-0077962

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Susan Houston 2717 Gossett Trail Nashville, TN 37221	U.S. Bank National Association 2800 Tamarack Road Owensboro, KY 42301	141 03 0C 056.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Adam Christopher Hobson and Jennene Ann Hobson, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Susan Belle Houston, an unmarried person** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 56 of HARPETH SPRINGS VILLAGE, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et., seq, of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions as Horizontal Property Regime with Private Elements, of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No.20180417-0036143, Amended in Instrument 20190130-0009015, Scrivener' s Affidavit in Instrument No. 20190325-0026836, Depiction of Property attached as Exhibit :A-1", Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit B". Said Unit being Depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adam Christopher Hobson and Jennene Ann Hobson, husband and wife, by Warranty Deed from Carlie Sole Woodroof, a married woman, of record in Instrument No. 20210729-0101834, in the Register's Office of Davidson County, Tennessee, dated July 20, 2021, and recorded on July 29, 2021.

This is improved property located at: **2717 Gossett Trail, Nashville, TN 37221**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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 29th day of September, 2025.

GRANTOR:

Adam Christopher Hobson

Jennene Ann Hobson

STATE OF MAINE
COUNTY OF YORK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam Christopher Hobson and Jennene Ann Hobson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2025.

Notary Public
My Commission expires: 4/20/2030

ANNETTE P. QUEZADA
Notary Public - Maine
My Commission Expires Apr 20, 2030

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 **September 29, 2025**

Affiant Signature

09/30/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **September 30, 2025**

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY