RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1328613 DEEDWARR
10/01/2025 10:35:02 AM 2 pgs
Fees: $13.00 Taxes: $2,774.63
20251001-0078067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ashley Hobbs | New Owner | |
| (NAME) | (NAME) | 091-02-0D-001.01 |
| 6208A Pennsylvania Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **KEVIN MONTGOMERY, TRUSTEE OF THE 6208 A PENNSYLVANIA AVE. TRUST U/A/D APRIL 27, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY HOBBS, SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEES, 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 Unit A of Homes at 6208 Pennsylvania, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6208 Pennsylvania, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200724-0081615, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6208 Pennsylvania, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200724-0081615, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being a portion of the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company by Warranty Deed from Ewin Smith Jones, an unmarried man of record in Instrument No. 20171116-0117681 Register's Office for Davidson County, Tennessee, dated November 15, 2017 and recorded on November 16, 2017.**

**Being a portion of the same property conveyed to Wade Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from City Limits Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20180511-0045228 Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on May 11, 2018.**

**Being a portion of the same property conveyed to Kevin Montgomery, Trustee of the 6208 Pennsylvania Ave. Trust, dated May 14, 2020 by Quitclaim Deed from Wade Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20200519-0052190 Register's Office for Davidson County, Tennessee, dated May 14, 2020 and recorded on May 19, 2020.**

JW2025-1191

**Being the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company by Quitclaim Deed from Kevin Montgomery, Trustee of the 6208 Pennsylvania Ave. Trust, dated May 14, 2020 of record in Instrument No. 20200814-0091317 Register's Office for Davidson County, Tennessee, dated August 13, 2020 and recorded on August 14, 2020.**

**Being the same property conveyed to Kevin Montgomery, Trustee of The 6208 a Pennsylvania Ave. Trust U/A/D April 27, 2021 by Quitclaim Deed from City Limits Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220812-0091992 Register's Office for Davidson County, Tennessee, dated August 11, 2022 and recorded on August 12, 2022.**

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

unimproved _
This is improved x property, known as 6208A Pennsylvania Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 29th day of September, 2025

THE 6208 A PENNSYLVANIA AVE. TRUST U/A/D APRIL 27, 2021

BY:_____

KEVIN MONTGOMERY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin Montgomery 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 Trustee of The 6208 A Pennsylvania Ave. Trust U/A/D April 27, 2021 and executed the within instrument as such Trustee.

Witness my hand and official seal this 29th day of September, 2025.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

JW2025-1191