Karen Johnson Davidson County
Batch# 1333603 DEEDWARR
10/14/2025 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20251014-0081694

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38808-07-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me this 10 day of October, 2025. Notary Public My Commission Expires: RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-24-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Keegan and Danielle Keegan 242 Governors Way Brentwood, TN 37027	Brian Keegan and Danielle Keegan 242 Governors Way Brentwood, TN 37027	Map and Parcel Nos.: 131020A07900CO 131020A08000CO

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, Hunter West, Executor of the Estate of Jane M. West, Docket No. 25P996 in the Probate Court for Davidson County, Tennessee ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Brian Keegan and Danielle Keegan, husband and wife ("Grantees"), Grantees' heirs and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2116 Hobbs Road, Unit Numbers #L-7 and #L-8, Nashville, Davidson County, Tennessee 37215.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, Grantees' successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 9th day of October, 2025.

GRANTOR:

Hunter West, Executor

Hunter West, Executor of the
Estate of Jane M. West
Docket No. 25P996 in the
Probate Court for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hunter West, Executor of the Estate of Jane M. West, Docket No. 25P996 in the Probate Court for Davidson County, Tennessee, 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.

Witness my hand, at office, this 9th day of October, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit Nos. L-7 and L-8 on the Plan of Hobbs House Condominium Apartments, of record in Plat Book 4595, page 74, amended in Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, Book 7802, page 299, Book 6822, page 893, and Book 7824, page 974, said Register's Office.

Being the same property conveyed to Jane M. West, unmarried by deed dated September 18, 1978 from Andrews Properties, Inc., a Tennessee Corporation, of record in Book 5340, Page 945, Register's Office for Davidson County, Tennessee and by deed dated June 16, 1994 from Virginia Smith Webb (formerly Virginia B. Smith) and Tim A. Webb of record in Book 9384, Page 89, Register's Office for Davidson County, Tennessee. Jane M. West having since died on March 19, 2025, leaving a Last Will and Testament filed for Probate in Case No. 25P996, Probate Court for Davidson County, Tennessee. Pursuant to said Last Will and Testament, Jane M. West devised subject property to Elizabeth Pickell, Randolph Pickell, Hunter West, Charlotte Middleton, Robert West and Emily West, and directed that any interest in real property be administered as part of the Estate subject to the control of the personal representative. Letters testamentary were issued to Hunter West.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hobbs House, of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, Book 7802, page 299, Book 6822, page 893, and Book 7824, page 974, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 4595, page 74, amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, **Ryan Lux**, 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 **10/9/25**.

Date

Affiant Signature

10/14/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **October**, 2025.

Notary's Signature

My Commission Expires: 2/26/2029

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029