WARRANTY DEED

Karen Johnson Davidson County
Batch# 1343763 DEEDWARR
11/12/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,879.60
20251112-0090170

BG-C-25-7094

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $508,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 09/29/2029

(AFFIX SEAL)

ELIZABETH ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
April Wade	April Wade	
(NAME)	(NAME)	143-03-0E-047.00-CO
7094 Westside Circle	7078 Westside Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMILY NIKOHL HOBBS, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **APRIL WADE, unmarried,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being a certain private element units situated in Davidson County, Tennessee, and further known as Unit No. 47, of 1101 Boost Commons, created under Title 66, Section 27-103(b), et sq., as amended, Tennessee Code Annotated and a established by the Declaration of Protective Covenants, Conditions and Restrictions for 1101 Boos Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon an relating to this units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan of Boost Commons files as exhibit to said Declaration said each Unit, are incorporated herein by reference and made a part hereof the same ass though copied herein for a more complete indemnification, description and placement of such Units.

Being the same property conveyed to Emily Nikohl Hobbs, an unmarrieed person by Warranty Deed from Boost Commons Development, LLC, a Tennessee limited liability company of record in Instrument No. 20210210-0018957 Register's Office for Davidson County, Tennessee, dated February 08, 2021 and recorded on February 10, 2021.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180921-0093677 and Instrument No. 20181105-0109337 and Instrument No. 20190930-0099544 and Instrument No. 20201221-0150988 and Instrument No. 20210525-0070666 and Instrument No. 20240408-0024701, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4764, Page 710 and Book 3898, Page 425, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20131202-0122643, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20181212-0121003, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.
- Affidavit of record in Instrument Number 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement of record in Instrument Number 20190828-0086735, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889,

Page 188, in the Register's Office for Davidson County, Tennessee.
- Cross Default and Cross Collateralization Agreement of record in Instrument Number 20181214-0121714, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7094 Westside Circle, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7 DAY OF NOVEMBER, 2025.

Emily Nikohl Hobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY NIKOHL HOBBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10TH of November, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Heather Brown, 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 November 7th, 2025 (date of document).

Heather Brown
Affiant Signature

11/12/25
Date

State of Tennessee

County of Knox

Sworn to and subscribed before me this 12th day of November, 2025.

Elizabeth Anderson
Notary's Signature

My Commission Expires: 09/29/2027

Notary's Seal:

