THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251052549** Karen Johnson Davidson County Batch # 1349987 DEEDWARR 11/24/2025 09 50 24 AM 2 pgs Fees $13 00 Taxes $1,535 50 20251124-0093498	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000 00. Affiant Subscribed and sworn to before me, this 21st day of November, 2025. Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Nov 22, 2025

WARRANTY DEED

Address New Owner: Michelle W. Dobbs 4415 Iroquois Ave. Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 01 0D 054.00

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, **Esther Doherty, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip Raymond Dobbs and Michelle Wilkinson Dobbs, Trustees of The Dobbs Living Trust, dated January 19, 2006** , ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 54, also known as Apartment No. 8F, on the Plan of GEORGETOWN CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Page 4, in the Register's Office for said County, which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to John B. Doherty and wife, Esther Doherty, by Warranty Deed from Ruth Griffin Yearwood Trustee U/A/D dated August 20, 1997, of the Yearwood Revocable living Trust agreement, Ruth G. Yearwood, Individually, Joy W. Matlock, William Roy Yearwood, and Diane Y. Pegram, of record in Instrument No. 20001218-0123943, in the Register's Office of Davidson County, Tennessee, dated December 14, 2000 and recorded on December 18, 2000. The said John B. Doherty died on May 13, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Georgetown Condominium Apartments, as recorded in Plat Book 5200, Page(s) 4.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 Hillsboro Homeowners' Association Condominium of record in Book 5211, Page 325, as amended by instrument(s) of record in Book 5616, Page 133 and Book 6079, Page 516; Appointment of Successor Trustee of record in Book 10225, Page 413 and Instrument No. 20120823-0076049; Resolution of record in Instrument No. 20120731-0067332; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 7873, Page 859 and Instrument Nos. 20110620-0047283 and 20150505- 0040558.

Charter for 5025 Hillsboro Homeowners' Association recorded as Book 5233, Page 459.

Deed of Conveyance recorded as Book 4308, Page 650.

This is improved property located at 5025 Hillsboro Pk, 8F Nashville TN 37215

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantors warrant that this instrument is effective as of the 21st day of November, 2025.

Esther Doherty

Esther Doherty

@ Louisiana

STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~ .)

@ Ascension

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Esther Doherty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of November, 2025.

Emily Freund

Notary Public
My Commission Expires: WithLife

EMILY FREUND
NOTARY PUBLIC
COMMISSIONED FOR LIFE
NOTARY ID NO. 166405
ASCENSION PARISH, LA