Karen Johnson Davidson County
Batch# 1351776 DEEDWARR
12/01/2025 10:25:30 AM 4 pgs
Fees: $23.00 Taxes: $2,886.00
20251201-0094902

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $780,000.00. Holden M. Mobley **Affiant** Subscribed and sworn to before me, this 26 day of November, 2025. Notary Public My Commission Expires: WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5 2026

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Holden M. Mobley and Olivia S. Mobley 858B Kirkwood Avenue Nashville, TN 37204	SAME	118-01-4N-002.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT SWEITZER** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HOLDEN M. MOBLEY**

AND OLIVIA S. MOBLEY, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes At 858 Kirkwood, a planned unit development, as shown on exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At 858 Kirkwood, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20151110-0114328, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 858 Kirkwood, a Horizontal Property Regime contained in said Declaration, the Plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20151110-0114328 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Sweitzer Holdings, LLC, a Connecticut limited liability company, by deed from Aspen Construction Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20160831-0091547, dated August 30, 2016, Register's Office for Davidson County, Tennessee.

Being further conveyed to Scott Sweitzer from Sweitzer Holdings, LLC, a Connecticut limited liability company, by quitclaim deed of record in Instrument No. 20161024-0112228, dated October 14, 2016, Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of the Grantor.

This conveyance is made subject to:

1. Taxes for the year 2026 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3106, page 62, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for Homes at 858 Kirkwood, a Horizontal Property Regime with Private Elements of record in Instrument No. 20151110-0114328, said Register's Office.

This is improved property known as 858B Kirkwood Avenue, Nashville, TN 37204.

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds himself, his heirs and assigns, 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.

WITNESS my hand this 24 day of November, 2025.

Scott Sweitzer

STATE OF Connecticut)
COUNTY OF New Haven)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SCOTT SWEITZER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of November, 2025.

Notary Public

My Commission Expires: 07/31/29

SARAH J BERDON
Notary Public, State of Connecticut
My Commission Expires 07/31/2029

True Copy Certification

I, Wesley D. Turner, 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 26, 2025.

Affiant Signature

Date: November 26, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of November, 2025.

Notary's Signature

My Commission Expires: 8/1/2029

Notary's Seal

