Karen Johnson Davidson County
Batch# 1352913 DEEDWARR
12/02/2025 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20251202-0095556

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251052669**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $322,000.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2025. Notary Public My Commission Expires: 5-9-26

TIFFHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner: Emily Renee Howell 2116 Hobbs Rd #K2 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 02 0A 063.00

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, **Jennifer Marx, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Renee Howell, unmarried**, ("Grantees"), her 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. K-2 of THE HOBBS HOUSE CONDOMINIUM APARTMENTS of record in Plat Book 4595, Page 74 and amended in Plat Book 5200, Page 54, Register's Office for Davidson County, Tennessee, and by Master Deed of record in Book 5289, Page 515, as amended in Book 5292, Page 958; Book 5293, Page 612; Book 7802, Page 299 and amendment of Bylaws recorded in Book 6822, Page 893 and Book 7824, Page 974 and Appointment of Successor Trustee recorded in Book 8483, Page 670, to which references are made for a more complete identification and description of such Unit.

Being the same property conveyed to Jennifer Marx, Married, by Warranty Deed from Upamanyu Sanyal, A Married Man, of record in Instrument No. 20250813-0064359, in the Register's Office of Davidson County, Tennessee, dated August 12, 2025, and recorded on August 13, 2025.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 RESUBDIVISION OF HOBBS HOUSE APARTMENT SITE, as recorded in Plat Book 4595, Page(s) 74 and amended in Plat Book 5200, Page 54.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HOBBS HOUSE of record in Book 5289, Page 515, as amended in Book 5292, Page 958; Book 5293, Page 612; Book 7802, Page 299 and amendment of Bylaws recorded in Book 6822, Page 893 and Book 7824, Page 974 and Appointment of Successor Trustee in Book 8483, Page 670; 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 Instrument Nos. 20130118-0006274 and 20151130-0120250.

Charter for Hobbs House Homeowners' Association, recorded as Book 5296, Page 689.

Common Open Space Deed recorded as Book 5848, Page 179.

This is improved property located at 2116 Hobbs Rd #K2 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, Grantor has executed this instrument on this 1st day of December, 2025.

Jennifer Marx

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 1st day of December, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
11/14/29

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 December 1, 2025.

Affiant Signature

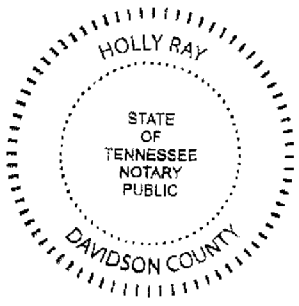
December 1, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of December, 2025.



Notary's Signature

My Commission Expires: 03/09/27