Karen Johnson Davidson County
Batch# 1355774 DEEDWARR
12/09/2025 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20251209-0097844

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152795**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2025. Notary Public My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Max Joseph Landis 1245 4th Avenue South Nashville TN 37210	Send Tax Bills To: ~~New Owner~~ CMC PRIMARY RESIDENTIAL MTG, INC 1460 NORTH 2200 WEST SALT LAKE CITY, UT 84116	Tax Information: Tax Parcel ID No. 105 03 0R 038.00

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, **William Adam Hamburg, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Max Joseph Landis, an unmarried man** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1245 of WOODSTOCK CONDOMINIUMS, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing Woodstock Condominiums of record in Instrument Number 20190204-0010414, amended in Instrument No. 20190430-0039868, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to William Adam Hamburg, unmarried, by Warranty Deed from Lisandra Lugo Tonkin, a single woman, of record in Instrument No. 20220701-0076410, in the Register's Office of Davidson County, Tennessee, dated June 30, 2022 and recorded on July 01, 2022. Said property has never been the marital residence of Grantor.

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 for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOURTH AVE. S. PROPERTY, as recorded in Plat Book 6050, Page 583.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190204-0010414, as amended in Instrument No. 20190430-0039868.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10512, Page 725.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20141010-0094097.

Easement for Cable Right of Way, recorded in Book 8269, Page 358 and Book 8274, Page 769.

Easement for Public Street Right-of-Way, recorded in Instrument No. 20141010-0094332.
Easement for 20' Access, recorded in Instrument No. 20141020-0096498.

Easement for Right of Way, recorded in Instrument No. 20150911-0092389.

Pipeline Crossing Agreement as set forth in instrument recorded in Book 7240, Page 620; Book 7760, Page 827; Book 7883, Page 239; Book 7932, Page 153 and Book 8709, Page 588.

Right-of-Way Occupancy Agreement as set forth in instrument recorded in Book 7847, Page 115.
Communications Cable or Fiber Optic Line Protection Rider as set forth in instrument recorded in Book 8299, Page 86.

Agreement of Partial Assignment as set forth in instrument recorded in Book 8919, Page 821.
Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 1245 4th Avenue South Nashville TN 37210

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.

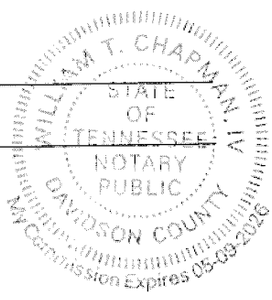
William Adam Hamburg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Adam Hamburg, 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 1st day of December, 2025.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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

8th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

