39B

Warranty Deed

Karen Johnson
Batch # 1358175
12/15/2025 02:58:08 PM
Fees: $13.00 Taxes: $2,035.00

Davidson County
DEEDWARR
2 pgs

20251215-0099611

State of Tennessee
County of Davidson

The actual consideration for this transfer is $550,000.00-.

Affiant

Subscribed and sworn to before me this the 11th day of December, 2025

Notary Public
My Commission Expires: 7/4/24

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Mitchell Robert Karbo and Emily Davis Karbo 513 Eastboro Drive, Nashville, TN 37209	Studio Bank 124 12th Avenue S, Suite 400 Nashville, TN 37203	091-13-2D-001.00

KNOW ALL MEN BY THESE PRESENTS that **Robert Graham and Lauren Graham, husband and wife**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Emily Davis Karbo and Mitchell Robert Karbo, wife and husband**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

The following real property in Davidson County, Tennessee described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 513 Eastboro Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 513 Eastboro Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180601-0052403, as corrected by Affidavit recorded in Instrument Number 20190514-0045078 and corrected in Instrument No. 20190627-0062457 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; as corrected by said Affidavit; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Robert Graham and Lauren Graham, husband and wife by Warranty Deed from Brian Chester Construction, LLC dated July 01, 2019 and recorded on July 02, 2019 of recorded in Instrument No. 20190702-0064800, in the Register's Office of Davidson County, Tennessee.

This is improved property having a physical address of: 513 Eastboro Drive, B, Nashville, TN 37209

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of December, 2025

Robert Graham

Lauren Graham

Lauren Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2025, before me personally appeared Robert Graham and Lauren Graham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of December, 2025.

Notary Signature
My commission expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson