This Instrument Was Prepared By and Return to:
Brentwood Title & Escrow, LLC
342 Cool Springs Blvd., Ste.200
Franklin, TN 37067
File No.: BW25126

Karen Johnson Davidson County
Batch# 1362889 DEEDWARR
12/30/2025 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20251230-0103524

Send Tax Bills To: new owner

New Owner is:
Lisa Anne Walburg and Gregory Ray Walburg
3304-D Hobbs Road
Nashville, TN 37215

MAP/PARCEL(S): 131-01-1B-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert Meredith Shows, M.D. and Janice Carlisle Shows, husband and wife,** hereinafter referred to as Grantor, has/have bargained and sold, and by these presents do transfer and convey unto the said **Lisa Anne Walburg and Gregory Ray Walburg, wife and husband,** hereinafter referred to as Grantee, it's heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 3304-D Hobbs Road, Nashville, TN 37215

SITUATED in Davidson County, Tennessee, being Unit No. D of the Homes at 3304 C & D Hobbs Road, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at 3304 C & D Hobbs Road, of record in Instrument No. 20161019-0110718, as amended in Instrument No. 20171212-0126731, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Homes at 3304 C & D Hobbs Road, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20161019-0110718, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to Robert Meredith Shows, M.D. and Janice Carlisle Shows, husband and wife, joint tenants, by Warranty Deed from Love Anani and Uchenna Anani, husband and wife, dated 4/30/2024 and recorded 5/1/2024 in Instrument No. 20240501-0031942, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 17th day of December, 2025.

GRANTOR:

Robert Meredith Shows M.D.
Robert Meredith Shows, M.D.

Janice Carlisle Shows
Janice Carlisle Shows

ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF Madison VWP 12/17/2025

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Meredith Shows, M.D. and Janice Carlisle Shows, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therin contained.

Witness my hand and seal on this the 17 day of December, 2025.

Vickie Warren-Pierce
NOTARY PUBLIC
My Commission Expires: 4/20/2029

State of Mississippi
Vickie Warren-Pierce , Notary Public
Madison County
My Commission Expires 4/20/2029
My Commission Number 495199

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF Madison VWP 12/17/2025

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

Vickie Warren-Pierce VWP
Affiant

Elizabeth Rayburn 12.17.25
Affiant

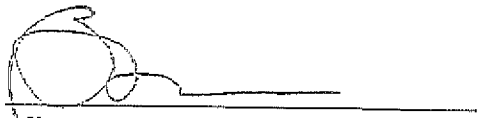
SWORN TO and subscribed before me this 17 day of December, 2025.

Vicki Warren-Pierce
Notary Public
My Commission Expires: 4/20/2029

State of Mississippi
Vickie Warren-Pierce , Notary Public
Madison County
My Commission Expires 4/20/2029
My Commission Number 495199

Certificate of Authenticity

I, Barbara McGinty, 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 12/17/2025 (date of document).

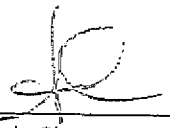


Affiant Signature

Date 12/22/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of December, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

