WARRANTY DEED

Karen Johnson Davidson County
Batch# 1371804 DEEDWARR
01/22/2026 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20260122-0005377

File #25-TL-0934-210

(SEAL) Brad Krivensky State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES: 9/18/29

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Solomon Hauter	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	
934 Governors Court, #210	**9311 San Pedro Ave., Suite 100**	**181 05 0A 210.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JARED BOBIER, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SOLOMON HAUTER, AN UMARRIED MAN

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 210 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of MILL RIDGE CONDOMINIUMS, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Mill Ridge Condominiums, a Condominium Development, of record in Instrument No. 20180222-0017118, 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 Declarations of Covenants, Conditions and Restrictions. Reference is hereby made to the Plan of Mill Ridge Condominiums, for placement of Units, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180222-0017118, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jared Bobier, an unmarried man, by Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20191018-0106760, in the Register's Office for Davidson County, Tennessee, dated October 17, 2019 and recorded on October 18, 2019.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180222-0016771 and Attorney's Certificate recorded in Instrument No. 20190726-0073876.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180222-0017118.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180212-0013648.
* Easement for Ingress and Egress, recorded in Book 2803, Page 42.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10419, Page 526.
* Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20061219-0156351.
* Easement for Slope, recorded in Instrument No. 20171024-0108924.
* Easement for Grant, recorded in Instrument No. 20190123-0006610.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061219-0156348.

* Charter of Mill Ridge Master Corporation recorded as Instrument No. 20190606-0054124.
* Charter of Mill Ridge Condominium Owners Association recorded as Instrument No. 20190606-0054126.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **934 Governors Ct, Unit 210, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 7 day of January, 2026.

Jared Bobier

Jared Bobier

Ellie Marie Bobier

Ellie Marie Bobier

***ELLIE MARIE BOBIER**, (also known as Ellie Leonard Bobier) spouse of **JARED BOBIER**, joins in the execution of this instrument for the purpose of conveying any and all marital interest she may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of January, 2026, before me personally appeared Jared Bobier, 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 16 day of January, 2026.

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-10-2027

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of January, 2026, before me personally appeared Ellie Marie Bobier, 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.

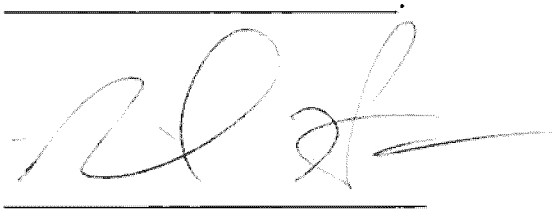
Witness my hand, at office, this 7 day of January, 2026.

ANNE COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 10-4-27

Certificate of Authenticity

I, Nick Harris, 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 1/16/26.



Affiant Signature

1/16/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of January, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

