39-B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17375-BW	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,330,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 2026 Notary Public MY COMMISSION EXPIRES: 3/3/2029 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1377488 DEEDWARR
02/09/2026 12:48:15 PM 2 pgs
Fees: $13.00 Taxes: $4,921.00
20260209-0009488

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Spollen and Rachel Spollen	**Morgan Stanley Private Bank**	
3610 Wilbur Place	**4270 Ivy Pointe Blvd, Ste 400**	118-13-0Y-001.00-CO
Nashville, TN 37204	**Cincinnati, OH 45245**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William R. Hoffman and Dolores J. Hoffman, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Spollen and Rachel Spollen, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of 3610 Wilbur Place Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3610 Wilbur Place Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150421-0035313, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3610 Wilbur Place Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150421-0035313, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to William R. Hoffman and Delores J. Hoffman, husband and wife by Warranty deed from Lipscomb Drive Partners, GP, a Tennessee general partnership of record in Instrument No. 20160511-0046838 Register's Office for Davidson County, Tennessee, dated 5/10/2016 and recorded on 5/11/2016.

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.

This is improved property known as **3610 Wilbur Place, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 5 day of FEBRUARY, 2026.

William R. Hoffman

Dolores J. Hoffman

NP
STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~WILLIAMSON~~ COLLIER
NP

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William R. Hoffman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5 day of February, 2026

My Commission expires: 3-15-2029

Notary Public

NEQURA PERDUE
Notary Public - State of Florida
Commission # HH 641383
My Comm. Expires Mar 15, 2029

NP
STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~WILLIAMSON~~ COLLIER
NP

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dolores J. Hoffman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5 day of February, 2026

My Commission expires: 3-15-2029

Notary Public

NEQURA PERDUE
Notary Public - State of Florida
Commission # HH 641383
My Comm. Expires Mar 15, 2029