Karen Johnson Davidson County
Batch# 1382399 DEEDWARR
02/18/2026 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260218-0012710

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 13th day of February, 2026.

Notary Public:
My Commission Expires: 3-20-28

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Steven Keith Yoho & Jan M. Yoho 14 Black Hawk Trl. Savannah, GA 31411	New Owner	105-07-1A-413.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Austin Hobgood, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Steven Keith Yoho, and Jan Marie Yoho, Husband and Wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 407 of The 1260 Martin Condominium, a Condominium, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139, 20170919-0095966 and 20180227-0018384, 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 The 1260 Martin Condominium, as shown on Exhibit "B" to the Fourth Amendment to Declaration of record in Instrument No. 20170919-0095966, said Register's office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Austin Hobgood, a single man, by Warranty Deed from 1260 Martin, LLC, a Tennessee limited liability company, dated 10/5/2017 and recorded 10/10/2017 in Instrument No. 20171010-0103711, Register's Office for Davidson County, Tennessee.

*The said Austin Hobgood has since married but makes oath the above-referenced property is not his marital residence.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all matters as shown on the Declaration and By-Laws for the 1260 Martin Condominium of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139, 20170919-0095966 and 20180227-0018384, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Master Declaration and By-Laws of record in Instrument No. 20150807-0079087, as corrected in Instrument No. 20151005-0101050, and as further amended in Instrument Nos. 20160601-0054729, 20161118-0121688, 20201029-0126130, 20201118-0136013 and 20240222-0012159, Register's Office for Davidson County, Tennessee.

Subject to Assignment of Rights of record in Instrument No. 20180228-0018775, Register's Office for Davidson County, Tennessee.

Subject to Temporary Parking Easement Agreement of record in Instrument No. 20151118-0117171, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument No. 20151109-0113800, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151005-0101365, Register's Office for Davidson County, Tennessee.

Subject to all matters set out in Metro Ordinance No. BL2013-403 recorded at Instrument No. 20130917-0097688, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Survey of J. Alan Cummings as shown on Deed in Instrument No. 20171010-0103711, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters as shown on Boundary Plat of record in Instrument No. 20141028-0099409, as corrected in Instrument No. 20141118-0106130, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (__X__) improved (____) unimproved property, known as: 1260 Martin St. #407, Nashville, TN 37203

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 13th day of February, 2026.

Austin Hobgood

State of Tennessee)
County of Davidson)

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

Witness my hand and official seal, this 13th day of February, 2026.

Commission Expires: 05/08/2029

Notary Public: Marvin G. Marcellus

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/13/2026. (date of document).

Affiant Signature

2/17/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

