WARRANTY DEED

Karen Johnson Davidson County
Batch# 1384207 DEEDWARR
02/23/2026 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20260223-0014322

STATE OF TENNESSEE FLORIDA
COUNTY OF WILLIAMSON MIAMI-DADE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~19TH~~ 12th DAY OF FEBRUARY, 2026.

Notary Public Federico B. Saiki

MY COMMISSION EXPIRES: 03/30/2028
(AFFIX SEAL)

FEDERICO B. SAIKI
Notary Public - State of Florida
Commission # HH 475871
My Comm. Expires Mar 30, 2028
Bonded through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0114

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kelly Marie Hamilton and Joseph Elliott Hamilton	Kelly Marie Hamilton and Joseph Elliott Hamilton	060-16-0P-002.00-CO
(NAME)	(NAME)	
2803 Jones Ave.	2803 Jones Ave.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Twenty-Five Thousand And No/100 Dollars ($625,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHASE GASPER, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY MARIE HAMILTON AND JOSEPH ELLIOTT HAMILTON, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 2801 Jones Avenue, A Horizontal Property Regime With Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restriction establishing Homes at 2801 Jones Avenue, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20230911-0070860,

in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B"to said Declaration.

Being the same property conveyed to Chase Gasper by Warranty Deed from Bars Hooper Holdings, LLC, a Tennessee limited liability company, dated June 13, 2023 and recorded September 11, 2023 in Instrument No. 20230911-0070861, Register's Office of Davidson County, Tennessee.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 2803 Jones Ave., Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 18th day of February, 2026.

Chase Gasper

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

On this 18th day of February, 2026, before me personally appeared Chase Gasper, 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 (or person's) free act and deed. By Means of Physical Presence.

Notary Public Federico B. Saiki

FEDERICO B. SAIKI
Notary Public - State of Florida
Commission # HH 475871
My Comm. Expires Mar 30, 2028
Bonded through National Notary Assn.

My Commission Expires: 03/30/2028

(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 February 18, 2026.

Affiant Signature

February 18, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18th of February 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7/24/29

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

I, Kirsten Virden, 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 2.18.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 2.18.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM