THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$285,000.00**

Subscribed and sworn to before me this 31st day of March, 2026.

Notary Public **Affiant**
My Commission Expires: 2/23/30

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1400124 DEEDWARR
04/01/2026 09:50:05 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20260401-0025856

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
David William Robbins **1230 Hope Village Way** **Hermitage, TN 37076**	Same as New Owner	**087-13-0A-037.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Brian James Boedigheimer, a single man**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **David William Robbins, an unmarried man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 37 of New Hope Village, a horizontal property regime established pursuant to Tenn. Code Ann. Section 66-27-101 et seq., under the Declaration of Covenants, Conditions and Restrictions for New Hope Village, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211007-0134975, amended in Instrument No. 20220314-0029616, and Instrument No. 20220815-0092369 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A-1" to said Declaration.

Being the same property conveyed to Bryan James Boedigheimer, a single man by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liabilty Company of record in Instrument No. 20230428-0031245 Register's Office for Davidson County, Tennessee, dated April 27, 2023 and recorded on April 28, 2023.

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

This is ( ) unimproved (X) improved property known as: 1230 Hope Village Way, Hermitage, TN 37076
This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 26th day of March, 2026.

Brian Boedigheimer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright,** a Notary Public in and for said County and State, **Brian Boedigheimer,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 26th day of March, 2026.

NOTARY PUBLIC
My Commission Expires: 3/9/27

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY