# Warranty Deed

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| Karen Johnson Davidson County<br>Batch# 1400311 DEEDWARR<br>04/01/2026 03:51:30 PM 3 pgs<br>Fees: $18.00 Taxes: $4,366.00<br>20260401-0026126 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,180,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 26th day of March, 2026.<br><br>Notary Public<br><br>My commission expires: 11/5/29 |

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Jessica Hobbs | New Owner | 093-09-0G-168.00-CO |
| 11100 Santa Monica Boulevard, Suite 240 | | |
| Los Angeles, CA 90025 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINDSAY CHASEN SPALDING-STEVEN, TRUSTEE OF THE LINDSAY CHASEN SPALDING-STEVEN TRUST DATED APRIL 27, 2023**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA HOBBS, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 1815 as established by the Declaration of Condominium Regime for The Pullman Condominiums (A Condominium Community in Davidson County, Tennessee), of record as Instrument No. 20240715-0053179 and First Amendment of record as Instrument No. 20240815-0062454, Register's Office of Davidson County, Tennessee (the "Declaration") to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Nashville Gulch PII JV Holdings, a Delaware general partnership by Special Warranty Deed from 12D Nashville Land Partners, LP, a Delaware limited partnership of record in Instrument No. 20220216-0018086 Register's Office for Davidson County, Tennessee, dated February 09, 2022 and recorded on February 16, 2022.

Being the same property conveyed to Lindsay Chasen Spalding-Steven Trust, under agreement dated April 27, 2023. Lindsay Chasen Spalding-Steven and Julie Marie Spalding-Steven Trustees by Special Warranty Deed from Nashville Gulch PII JV Holdings, a Delaware general partnership of record in Instrument No. 20240920-0073081 Register's Office for Davidson County, Tennessee, dated August 22, 2024 and recorded on September 20, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1212 Demonbreun Street #1815, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25 day of March, 2026.

***Lindsay Chasen Spalding-Steven Trust dated April 27, 2023***

**By:** Lindsay Chasen Spalding-Steven

**Lindsay Chasen Spalding-Steven, Trustee**

STATE OF KANSAS
COUNTY OF Sedgwick

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lindsay Chasen Spalding-Steven, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Lindsay Chasen Spalding-Steven Trust dated April 27, 2023 and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of March, 2026.

LILA HALL
Notary Public - State of Kansas
My Appt Expires 062926

Lila Hall
Notary Public Lila Hall

My Commission Expires: 062926

**Tennessee Certification of Electronic Document**

I, Stevan T. Morris, 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 March 26. 2026

Affiant Signature

1st day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028