Karen Johnson Davidson County
Batch# 1404508 DEEDWARR
04/10/2026 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260410-0029411

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 9-4-26
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2026.

Notary Public

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Savannah Catherine Bean Williams and Sarah Katherine Rohloff	PennyMac ~~New Owner~~	52-3-A-061.00 ~~052-03-0-206.00~~
908 Hospital Drive	17612 S Andrew Place	
Nashville, TN 37115	Santa Ana CA 92705	

FOR AND IN 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,

Russell McCann, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Savannah Catherine Bean Williams, an unmarried woman, and Sarah Katherine Rohloff, an unmarried woman, as joint tenants with right of survivorship

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 No. 908 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 908 Hospital Drive, a Horizontal Property Regime With Private Elements, of record as Instrument No. 20251231-0104556, as amended by Instrument No. 20260409-0028983, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the property conveyed to Russell McCann, by Warranty deed from Ali Daher, unmarried, of record in Instrument No. 20250620-0048603, dated June 20, 2025, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Ali Daher, unmarried by Warranty Deed of record in Instrument No. 20240315-0018232, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20240829-0066703, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Instrument No. 20251231-0104556, Register's Office for Davidson County, Tennessee. As amended in 20260409-0028983.
d. Long Term Maintenance Plan of record in Instrument No. 20260326-0024153, Register's Office for Davidson, Tennessee.
e. Notice of Completion of record in Instrument No. 20260324-0023159, Register's Office for Davidson, Tennessee.
f. Subject to rights of others in and to common areas/elements.
g. Subject to lien for special assessment contained in DCCR's/Master Deed.
h. Subject to HOA dues, if any.
i. All other easements and restrictions of record.

M&H File #: **26-172**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 908 Hospital Drive, Nashville, TN 37115.

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 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.

* I certify by my signature below that this has never been a marital residence of the Grantor.

Witness my hand this 10th day of April, 2026.

Russell J. McCann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Russell J. McCann, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2026.

Notary Signature
My commission expires:

ANN CASEY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07-02-2029
DAVIDSON COUNTY

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-172**

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 04--10-2026.

Affiant Signature

04-10-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04-10-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY