Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
19 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $760,000.00 Affiant Subscribed and sworn to before me, this 27 day of May, 2026. Notary Public My Commission Expires:

Karen Johnson
Batch # 1426620
05/29/2026 09:43:21 AM
Fees: $13.00 Taxes: $2,812.00

Davidson County
DEEDWARR
2 pgs

20260529-0048707

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner: Jennifer M. Webb, Trustee of the 9th Circle Trust 101 Summit Lane Hendersonville, TN 37075	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 105 02 0P 002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marc Eber and Amy Allen, husband and wife** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer M. Webb, Trustee of the 9th Circle Trust** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 122 on the Plan of 120 9th Circle Townhomes, as shown on Declaration of Protective Covenants, Conditions and Restrictions for 120 9th Circle Townhomes, a Townhouse Planned Unit Development, of record in Instrument Number 20160129-0009046, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marc Eber and Amy Allen, husband and wife by Deed dated March 30, 2018 from Richard J. Harris, unmarried, recorded April 3, 2018, in Instrument Number 201804030031255, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **122 9th Cir S., Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2026.

Marc Eber

Amy Allen

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marc Eber and Amy Allen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of May, 2026.

JENNIFER S. GHANEM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____