Karen Johnson
Batch # 1435768
06/18/2026 10:02:57 AM
Fees: $13.00 Taxes: $1,776.00
Davidson County
DEEDWARR
2 pgs
20260618-0055354

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-40067-26

WARRANTY DEED

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June ,2026

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Robertson and Stephen Hutchens 2404B 14th Ave N Nashville, TN 37208	Same address as new owner	081-03-1A-002.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($480,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL ZUBER AND MICHAELA RAINES, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STEPHEN HUTCHENS AND HANNAH ROBERTSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit B of 2404 14th Avenue North Townhomes, as established by that Declaration of Covenants, Conditions, and Restrictions for 2404 14th Avenue Townhomes, said Unit appearing at 'Exhibit C' to said Declaration, of record in Instrument #20170228-0019785, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Zuber and Michaela Raines, husband and wife, from Michael W. Zuber, married, by Quitclaim Deed dated January 29, 2024 and recorded January 31, 2024 in Instrument #20240131-0006817, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2404B 14th Ave. N, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 9th day of June, 2026

GRANTOR(S)

Michael ~~Z~~uber

Michaela Raines

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF St. Louis

Personally appeared before me, a Notary Public, Michael Zuber and Michaela Raines, husband and wife, 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 seal, this the 9th day of June, 2026.

Taylor A. VanValkenburg
Notary Public

Taylor A. Van Valkenburg
Printed Notary Name

My commission expires: 3/27/2028

TAYLOR A VAN VALKENBURG
Notary Public, Notary Seal
State of Missouri
Jefferson County
Commission # 24857571
My Commission Expires 03-27-2028