THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260654871

Karen Johnson Davidson County
Batch # 1440509 DEEDWARR
06/30/2026 11:16:51 AM 2 pgs
Fees: $13.00 Taxes: $4,033.00
20260630-0058981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,090,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2026.

Notary Public
My Commission Expires: 3-9-2027

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Troy Wong 1204 7th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 082 13 0I 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rory J. Lubner, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Troy Wong**, ("Grantees"), its 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 02 on the plan of 7TH AND MADISON, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 7TH AND MADISON, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20180302-0020097, as amended and restated in Instrument No. 20181120-0114406, 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 Rory J. Lubner, an unmarried man, by Special Warranty Deed from Mainland Germantown, LLC, a Tennessee limited liability company, of record in Instrument No. 20200619-0065579, in the Register's Office of Davidson County, Tennessee, dated June 12, 2020, and recorded on June 19, 2020.

Casey Lubner joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. T. MCGAVOCK'S FIRST ADDITION, as recorded in Plat Book 10, Page 606.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180302-0020097, as amended and restated in Instrument No. 20181120-0114406.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130 and as supplemented in Book 11625, Page 280.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170726-0075599; Instrument No. 20190107-0001584 and Instrument No. 20200116-0005944.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20170914-0093947.

Easement for Conservation, recorded in Book 6210, Page 39.

Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No. 20171220-0129367.

Charter for 7TH and Madison Homeowners' Association, Inc. recorded as Instrument No. 20181121-0114808.

This is improved property located at 1204 7th Avenue North Nashville TN 37208

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 24th day of June, 2026.

Rory J. Lubner

Casey Lubner

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~DAVIDSON~~ Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rory J. Lubner and Casey Lubner, 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, at office, this 24th day of June, 2026.

Notary Public
My Commission Expires: Dec 30, 2026

