THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654878** Karen Johnson Davidson County Batch # 1443835 DEEDWARR 07/10/2026 09:34:35 AM 2 pgs Fees: $13.00 Taxes: $1,006.40 20260710-0062335	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $272,000.00. Margaret Rowan Affiant Subscribed and sworn to before me, this 8th day of July, 2026. Notary Public My Commission Expires: SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPT 3, 2029

WARRANTY DEED

Address New Owner: Margaret Rowan 4487 Post Place #172 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 15 0B 172.00

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, **Barbara H. Hobbs, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Rowan, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, known as Unit No. 172 of the LION'S HEAD CONDOMINIUM APARTMENTS, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for LION'S HEAD CONDOMINIUMS, of record in Book 5340, Page 70, and as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5340, Page 121, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of LION'S HEAD CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Page 82, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William H. Hobbs and wife, Barbara H. Hobbs, by Quitclaim Deed from William H. Hobbs, a married man and as surviving joint tenant, of record in Instrument No. 20180823-0083527, in the Register's Office of Davidson County, Tennessee, dated August 22, 2018, and recorded on August 23, 2018. The said William H. Hobbs died on February 24, 2021, leaving Barbara H. Hobbs as surviving tenant by the entirety.

Being the same property conveyed to Marie C. Hobbs, unmarried, and William H. Hobbs, married, as joint tenants with right of survivorship, by Warranty Deed from Paula W. Whitson, of record in Instrument No. 20050831-0103988, in the Register's Office of Davidson County, Tennessee, dated August 29, 2005, and recorded on August 31, 2005. The said Marie C. Hobbs died on May 16, 2018, leaving William H. Hobbs as surviving tenant by the entirety.

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 LION'S HEAD CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 82.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DAVID M. CARNEY DEVELOPMENT, as recorded in Plat Book 4675, Page 134.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LION'S HEAD CONDOMINIUM APARTMENTS Condominium of record in Book 5340, Page 70 as Corrected in Book 5342, Page 683; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sewer Line, recorded in Book 3224, Page 527.

Easement for Sanitary Sewer, recorded in Book 3376, Page 102.

Easement for Right of Way, recorded in Book 4889, Page 140 and Instrument No. 20120521-0043889.

Easement for Overhead Line, recorded in Book 4995, Page 32.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6909, Page 212 and Book 7196, Page 827.

Easement for Conservation Greenway, recorded in Instrument No. 20040728-0090473.

Easement for Grant of Transmission, recorded in Instrument No. 20150831-0087898.

Easement for A Perputual, recorded in Instrument No. 20181012-0101325.

Easement for Encroachment Easement, recorded in Instrument No. 20251231-0104443.

Right of Way Agreement as set forth in instrument recorded in Book 3969, Page 788.

Charter for Lion's Head Homeowners Association recorded as Book 5342, Page 2.

This is improved property located at 4487 Post Place #172 Nashville TN 37205

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 8th day of July, 2026.

Barbara H. Hobbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara H. Hobbs, 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~~ 8th day of July, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030