Karen Johnson Davidson County
Batch# 1447981 DEEDWARR
07/16/2026 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,217.30
20260716-0064480

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. TN-06-202625633	

THIS INSTRUMENT WAS PREPARED BY
Orchard Title, LLC, 7000 Central Parkway, Suite 1100, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer G. Uhl, Trustee of Jennifer G. Uhl Trust dated August 30, 2002	Jennifer G. Uhl, Trustee of Jennifer G. Uhl Trust dated August 30, 2002	
(NAME)	(NAME)	092-16-0D-120-00
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Alyssa Huber, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer G. Uhl, Trustee of Jennifer G. Uhl Trust dated August 30, 2002**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being located in the Davidson County, Tennessee, being Unit 120 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, page 39, in Register's Office for Davidson County, Tennessee and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded in Instrument No. 20050517-0055639. said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof.

Being the same property conveyed to Alyssa Louise Huber, unmarried by Warranty Deed from William Hayes Fowler and Katrina Ruth Fowler, husband and wife of record in Instrument No. 20210422-0054231 Register's Office for Davidson County, Tennessee, dated April 20, 2021 and recorded on April 22, 2021.

This is property more commonly known as 1803 Broadway, Apt 120, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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.

Witness my/our hand this 26th day of June, 2026.

Alyssa Huber

STATE OF TENNESSEE
COUNTY OF

On this 26th day of June, 2026, before me personally appeared Alyssa Huber, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2026.

Acc See Attached CA ACK.

Notary Signature
My commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA)

On 06/26/2026 before me, Juan Camader Corrales, Notary Public
(insert name and title of the officer)

personally appeared ALYSSA HUBER,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JUAN CAMADER CORRALES
Notary Public - California
Santa Clara County
Commission # 2543541
My Comm. Expires Jan 23, 2030

Signature _____ **(Seal)**

WARRANTY Deed.

Tennessee Certification of Electronic Document

I, Michaela Anderson, do hereby make oath that I am a licensed attorney and/or 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 7/9/26 (date of document).

Affiant Signature

7/9/26
Date

State of Texas

County of Travis

Sworn to and subscribed before me this 9th day of July, 2026.

BRYCE WELLMAN
MY COMMISSION EXPIRES
03/25/2030
NOTARY ID: 133667851

Notary's Signature

MY COMMISSION EXPIRES: 03/25/2030

NOTARY'S SEAL