WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1.22.29 (AFFIX SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1448095
07/16/2026 02:53:12 PM
Fees: $23.00 Taxes: $675.25

Davidson County
DEEDWARR
4 pgs

20260716-0064653

THIS INSTRUMENT WAS PREPARED BY/RETURN TO
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steve Lamar and Stephanie Lamar	same as new owner	
(NAME)	(NAME)	**102-07-0A-019.00-CO**
834 Summerly Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON T. HOBBS AND JANA R. HOBBS, HUSBAND AND WIFE AND JEFFREY M. DAVIS AND LYNN M. PROVIDENT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVE LAMAR AND STEPHANIE LAMAR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land In Davidson County, Tennessee, being Apartment Unit No. B-3 of West Meade Condominium a/k/a The Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominiums, of record in Book 5923, Page 704, as amended in Book 6277, Page 653, in Book 7333, Pages 415 and 418, in Instrument Number 20120724-0065040 and in Scrivener's Affidavit in Instrument Number 20120817-0074026, changing the name to The Avenue Nashville West, Inc., Register's Office for Davidson County, Tennessee, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, for placement of Units, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Jason T. Hobbs and Jana R. Hobbs, husband and wife and Jeffrey M. Davis and Lynn M. Provident, husband and wife by Warranty Deed from 1 Public Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20180827-0084592 Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on August 27, 2018.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 430, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Avenue Nashville West, Inc., (formerly West Meade Condominium), of record in Book 5923, Page 704, amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120307-0020068 and Instrument No. 20120724-0065040, as corrected in Instrument No. 20120817-0074026, and Appointment of Successor Trustee is recorded in Instrument No. 20171107-0114619, Register's Office for Davidson County, Tennessee.
- By-Laws of The Avenue Nashville West, Inc., (formerly West Meade Condominium Inc.), of record in Book 5923, Page 740, in the Register's Office for Davidson County, Tennessee, as subsequently amended.
- Charter of The Avenue Nashville West, Inc., (formerly West Meade Condominium Inc.), of record in Book 5923, Page 756, in the Register's Office for Davidson County, Tennessee, as subsequently amended.
- Agreement for Dedication of Easement in favor of Metropolitan Government of record in Book 4520, Page

836 and Book 8808, Page 872, in the Register's Office for Davidson County, Tennessee.
- Encroachment Easement in favor of West Meade Condominium Association, of record in Book 6561, Page 90, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement in favor of GF Turner, Trustee, of record in Book 4265, Page 587, in the Register's Office for Davidson County, Tennessee.
- Recreational Easement of record in Book 4552, Page 507, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6680 Charlotte Pike Apartment B3, Nashville, Tennessee 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 08th DAY OF JULY, 2026.

Jeff Davis

Lynn Provident

Lynn Provident

~~Jason Hobbs~~

~~Jana Hobbs~~

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Henderson

WARRANTY DEED
6680 Charlotte Pike Apartment 83, Nashville, TN 37209

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~13th~~ 08th of July, 2026.

Notary Public Alan J. Rosenthal
My Commission Expires: 08-09-2027
(SEAL)

ALAN J ROSENTHAL
Notary Public - North Carolina
Buncombe County
My Commission Expires Aug 9, 2027

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Henderson

WARRANTY DEED
6680 Charlotte Pike Apartment 83, Nashville, TN 37209

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNN PROVIDENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~13th~~ 08th of July, 2026.

Notary Public Alan J. Rosenthal
My Commission Expires: 08-09-2027
(SEAL)

ALAN J ROSENTHAL
Notary Public - North Carolina
Buncombe County
My Commission Expires Aug 9, 2027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON HOBBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANA HOBBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

Witness my/our hand this 10 day of July, 2026.

Jana R. Hobbs

Jason T. Hobbs

~~Jeff Davis~~ B.L

~~Lynn Provident~~ LP

STATE OF TN
COUNTY OF SUMNER

On this 10 day of July, 2026, before me personally appeared Jeff Davis and Lynn Provident, 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 10 day of July, 2026.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 10 day of July, 2026, before me personally appeared Jana R. Hobbs and Jason T. Hobbs, 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 10 day of July, 2026.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER