Karen Johnson Davidson County
Batch# 1459158 DEEDWARR
08/13/2026 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20260813-0074994

Name and Address of New Owner:
David E. Hall
4400 Belmont Park Terrace Unit 157
Nashville, TN 37215

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26071033

Map and Parcel: 131-03-0B-157.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cathleen B. Tobin, or her successors, as trustee of the Cathleen B. Tobin Trust Agreement dated October 29, 2020, as amended**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **David E. Hall, a married man** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Building Site No. 157 on the Plan of Section Three, Arden Place, of record in Plat Book 4660, Page 152 and as established by Declaration of Covenants, Conditions and Restrictions of record in Book 4754, Page 455, Supplemental Declaration of record in Book 4916, Page 277, Amendment of record in Instrument Nos. 20070816-0098235, 20140801-0069316, 20171017-0106296 and 20211229-0171164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cathleen B. Tobin by Warranty Deed from Amy Wedemeyer, an unmarried woman of record in Instrument No. 20240626-0047808, Register's Office for Davidson County, Tennessee, dated June 24, 2024 and recorded on June 26, 2024.

Being the same property conveyed to Cathleen B. Tobin, or her Successors, as trustee of the Cathleen B. Tobin Trust Agreement dated October 29, 2020, as amended by Quit Claim Deed from Cathleen B. Tobin, a single person of record in Instrument No. 20250417-0029425, Register's Office for Davidson County, Tennessee, dated April 01, 2025 and recorded on April 17, 2025.

This conveyance is subject to the following: Subject to all matters shown on the Plan of Section Three, Arden Place, of record in Book 4660, Page 152; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Arden Place of record in Book 4754, Page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592 and Book 5514, page 636, Instrument No. 20070816-0098235, Instrument No. 20140801-0069316 Amended in Instrument No. 20171017-0106296; Charter of Arden Place Home Owners Association, Inc. of record in Book 4749, page 634; Deed conveying the common area of record in Book 5058, page 330, all Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4400 Belmont Park Terrace Unit 157, Nashville, TN 37215

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 10th day of August, 2026.

Cathleen B. Tobin, or her successors, as trustee of the Cathleen B. Tobin Trust Agreement dated October 29, 2020, as amended

BY: Cathleen B Tobin, Trustee Trustee
Cathleen B Tobin
Trustee

State of Florida

County of Pasco

Personally appeared before me, Cathleen B. Tobin, or her successors, as trustee of the Cathleen B. Tobin Trust Agreement dated October 29, 2020, as amended with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of August, 2026.

Calita Feagins

Calita Feagins
Notary Public
My Commission Expires: 06/04/2028 HH 534986

CALITA FEAGINS
Notary Public - State of Florida
Commission # HH 534986
Expires on June 4, 2028

Personally Known OR Produced Identification X Type of Identification Produced: Drivers License

Notarized remotely online using communication technology via Proof.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $795,000.00.

Affiant Signature

Subscribed and sworn to before me, this 10th day of August, 2026.

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Public
My Commission Expires:

True Copy Certification

I, **Tonya Cherry,** 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 this the 10 day of August, 2026.

Affiant Signature

Date 8/10/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027