WARRANTY DEED

Karen Johnson Davidson County
Batch# 1464232 DEEDWARR
08/25/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20260825-0078717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
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)
Matthew Deem Hook	**Same as New Owner**	
(NAME)	(NAME)	
6124 Robertson Avenue #6		**091-09-1N-015.00-CO**
(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, **6124 ROBERTSON AVE PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW DEEM HOOK, AN UNMARRIED MAN,** 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 Unit No. 15 on the Plan of Lofts at Robertson Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250324-0021919, 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 a portion of the same property conveyed to Nashville FHMG LLC, a Tennessee limited liability company by Special Warranty Deed from Richland South, LLC, a Tennessee limited liability company of record in Instrument No. 20220711-0079447 Register's Office for Davidson County, Tennessee, dated July 07, 2022 and recorded on July 11, 2022.

Being a portion of the same property conveyed to 6124 Robertson Ave Partners LLC, a Tennessee limited liability company by Quitclaim Deed from Nashville FHMG LLC, a Tennessee limited liability company of record in Instrument No. 20220711-0079448 Register's Office for Davidson County, Tennessee, dated June 29, 2022 and recorded on July 11, 2022.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 134, Plat Book 161, Page 135 and Instrument Number 20230329-0022830, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20250324-0021919, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances of record in Instrument Number 20191209-0126858, Instrument Number 20191209-0126861, Instrument Number 20191209-0126862, Instrument Number 20200820-0093897 and Instrument Number 20200820-0093901, Register's Office for Davidson County, Tennessee.
- Grant of Utility Line Easement in favor of the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20190726-0073941, Register's Office for Davidson County, Tennessee.
- Grant of Easement Distribution in favor of Piedmont Natural Gas Company, Inc. of record in Instrument Number 20230718-0055043, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20191209-0126853, 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: **6124 Robertson Avenue #6, 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 14th DAY OF AUGUST, 2026.

6124 Robertson Ave Partners LLC, a Tennessee Limited Liability Company

BY: Richland South, LLC, a Tennessee Limited Liability Company
Its Manager

BY: _____
Hassan Mousavi
Sole Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hassan Mousavi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Richland South, LLC, acting in its capacity as Manager of 6124 Robertson Ave Partners LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2026.

_____
Notary Public
My Commission Expires: 9-21-26
(SEAL)

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 08/14/2026 (date of document).

Stephanie Woodall
Affiant Signature

Date 08/14/2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of August, 2026.

Notary's Signature

My Commission Expires: 