WARRANTY DEED

Karen Johnson Davidson County
Batch# 1482607 DEEDWARR
10/08/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20261008-0092749

File #26-TL-1418-A

(SEAL)
ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Isaacs and Pamela Hobbs	New owners	
(NAME)	(NAME)	**105 05 3E 001.00**
1418 A 15th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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,

DAVID JASPER, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MICHAEL ISAACS AND PAMELA HOBBS, 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 Davison County, Tennessee, being Unit No. 1418 A, on the plan of HOMES AT 1418 15TH AVENUE SOUTH, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 1418 15th Avenue South, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170522-0050639, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to David Jasper, an Unmarried Man, by Warranty Deed from Todd Michael Lopez and Deborah Lorraine, Husband and Wife, of record in Instrument No. 20200903-0100613, in the Register's Office of Davidson County, Tennessee, dated September 01, 2020, and recorded on September 03, 2020.

The said David Jasper having since married does hereby affirm that said property has never been his primary marital residence.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF SECTION FIFTY-EIGHT, EDGEHILL ESTATES, as recorded in Plat Book 4660, Page 40.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170522-0050639.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723.
* Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 4698, Page 249.
* Charter for Homes at 1418 15th Avenue South Homeowner's Association recorded as Instrument No. 20170522-0050638.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **ELIZABETH TURNER** as Attorney-in-Fact for **DAVID JASPER**, which Power of Attorney is recorded in Instrument Number **20260722-0066379**, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 1418 A 15th Avenue South, Nashville, TN 37212.

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 7th day of October, 2026.

David Jasper by [signature], his Attorney in Fact

David Jasper by Elizabeth Turner, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **ELIZABETH TURNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for **DAVID JASPER**, and that this instrument was executed on behalf of the said **DAVID JASPER** for the purposes therein contained pursuant to a Specific Power of Attorney being previously recorded at [Instrument No.**20260722-0066379**], Register's Office for Davidson County, Tennessee

Witness my hand and official seal this 7 day of October, 2026.

[signature]
NOTARY PUBLIC

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

My Commission Expires:

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 October 7, 2026.

Affiant Signature

October 7, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of October, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028