Karen Johnson Davidson County
Batch# 1482861 DEEDWARR
10/09/2026 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20261009-0093140

2026-269-CB

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this the 8th day of October, 2026. Notary Public My commission expires: 3/5/2030 (AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elizabeth F. Jacobson	**Wells Fargo Bank, N.A.**	**091-05-1B-004.00co**
628 Nashua Lane	**P.O. Box 51162**	
Nashville, TN 37209	**Los Angeles, CA 90051-5462**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hannah G. Sears, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth F. Jacobson, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being Unit No. 4 of The Woods at the Annex, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants and Restrictions establishing The Woods at the Annex, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171214-0127664, as amended in Instrument No. 20171228-0131885, as further amended in Instrument No. 20190319-0025108, Affidavit of Scrivener's Error in Instrument No. 20200420-0040965 and Instrument No. 20200617-0063256, in the Register's Office for Davidson County, Tennessee, as subject to the provisions and requirements thereof, and the By- Laws for the administration thereof, and all 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 thereof; said Units being depicted on Exhibit "B" to the Second Amendment of the Declaration of record in Instrument No. 20190319-0025108, Affidavit of Scrivener's Error in Instrument No. 20200420-0040965 and Instrument No. 20200617-0063256, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hannah G. Sears, an unmarried woman by Warranty Deed dated May 01, 2023, from Kyle Myers, a single person and Walter Watts, a single person, of record in Instrument No. 20230504-0033242, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Instrument No. 20171228-0131885, Affidavit of Scrivener's Error in Instrument No. 20200420-0040965 and Instrument No. 20200617-0063256, said Register's Office.**

2) **All matters as shown on the Plan of record in Plat Book 161, page 134 and in Plat Book 4175, page 155, said Register's Office.**

3) **Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Instrument No. 20171214-0127664, amended in Instrument No. 20171228-0131885, as further amended in Instrument No. 20190319-0025108, Affidavit of Scrivener's Error in Instrument No. 20200420-0040965 and in Instrument No. 20200617-0063256, in said Rergister's Office.**

4) **Agreement for Dedication of Easement for Ingress/Egress, of record in Instrument No. 20171214-0127665, said Register's Office.**

5) **Grant of Easement by and between Comcast of Nashville I, LLC, and The Mulch Property Development Company, LLC, of record in Instrument No. 20181029-0106556, said Register's Office.**

6) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20180110-0003365, said Register's Office.**

7) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property known as 628 Nashua Lane, Nashville, TN 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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 8th day of October, 2026.

Hannah G. Sears

Hannah G. Sears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 2026.

Notary Public

My Commission Expires: 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Christy Tesch, 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 8th day of October, 2026.

Date: 8th day of October, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of October, 2026.

Notary Public
My commission expires: Sept. 5th, 2029

