WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

T-MA-25-1900-W4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000 00

Cassie Bishop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF APRIL, 2025

Jill Branyan
Notary Public

MY COMMISSION EXPIRES 03/16/26
(AFFIX SEAL)

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

Karen Johnson
Batch # 1260910
04/17/2025 02 49 29 PM
Fees $13 00 Taxes $1,128 50

Davidson County
DEEDWARR
2 pgs

20250417-0029577

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Cassie Bishop and Ryan Bishop	Credit Union 1	
(NAME)	(NAME)	**117-15-0A-196 00-CO**
1900 Richard Jones Road Apt W4	450 E. 22nd St. #250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Lombard, IL 60148	
(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, **MICHAEL ANGAROLE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASSIE BISHOP AND RYAN BISHOP,** 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 W-4, Green Hills Terrace Condominiums, Established by Master Deed of record in Book 5304, Pate 702, as amended in Book 7841, Page 557, and as shown on the Plan of Green Hills Terrace of record in Book 5200, Page 64, Register's Office of said County, to which reference is hereby made for a more particular description

Being the same property conveyed to Michael Angarole by Quitclaim Deed from Grace Angarole of record in Instrument No 20240131-0006968 Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on January 31, 2024

Further being the same property conveyed to Grace Angarole, unmarried woman by Warranty Deed from David Vincent Wigle and Neil Wigle and Sherry L Bragan and Marilyn Morgan of record in Instrument No 20161103-0116711 Register's Office for Davidson County, Tennessee, dated October 25, 2016 and recorded on November 03, 2016

NOTE: KAREN ANGAROLE JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to
- Taxes for the year 2025 and therafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee
- The premises herein 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; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of The Green Hills Terrace, and recorded in Book 5304, page 702 as amended in Book 7841, page 557 , Register's Office for Davidson County, Tennessee
- Easement(s) of record in Book 4317, page 162, said Register's Office
- Memorandum of Lease of record in Book 7523, page 260
- Amendment to By-Laws of record in Book 9830, page 181
- Grant of Easement of record in Instrument Number 20110930-0075704, in the Register's Office for Davidson County, Tennessee

- Grant of Easement of record in Instrument Number 20150814-0081514, in the Register's Office for Davidson County, Tennessee
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1900 Richard Jones Road Apt W4, Nashville, Tennessee 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(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 8th DAY OF APRIL, 2025

Michael Angarole

Karen Angarole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ANGAROLE, 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 8th of April, 2025

Notary Public
My Commission Expires 03/09/2027
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN ANGAROLE, 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

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Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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