Karen Johnson Davidson County
Batch# 1306267 DEEDWARR
08/06/2025 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $664.15
20250806-0062282

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Michael Mayo

TO NEW OWNERS:
Angela Morgan
21 Vaughns Gap Rd., J163
Nashville, TN 37205

Map & Parcel:
129-15-0A-163.00 CO

SEND TAX BILLS TO:
Zillow Home Loans, LLC at 2600 Michelson Dr., Suite 1201, Irvine, CA 92612

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Michael G. Mayo, married, Grantor herein; have bargained and sold and by these presents do convey unto Angela Morgan, an unmarried individual, Grantee herein, her heirs, successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Unit No. 163, of BELLE MEADE HIGHLANDS CONDOMINIUM, as established by the Master Deed establishing BELLE MEADE HIGHLANDS CONDOMINIUM of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111; Appointment of Successor Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106, as being amended in Instrument No. 20220520-0058927 and Instrument No. 20220520-0058928, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of BELLE MEADE HIGHLANDS CONDOMINIUM as set forth in Exhibit A-2 of Said Master Deed for a more complete description and identification of said Unit.

BEING the same property conveyed to Michael G. Mayo, unmarried, by deed from Holly Spann of record at Instrument No. 20190808-0078815, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the lien of the current year's Davidson property taxes, payment of which is assumed by grantee herein. This conveyance is also subject to the Master Deed of record at Book 7091, page 302, amended in Instrument No. 20071025-0126213, Instrument No. 20080424-0042111, Instrument No. 20220520-0058927, and Instrument No. 20220520-0058928, Register's Office for Davidson County, Tennessee; Appointment of Successor Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106; the Agreement for Dedication of Sanitary Sewers and/or Storm Drainage of record in Book 4816, page 427, corrected in Book 4881, page 710, said Register's Office; and the Easement Agreement of record at Book 11000, page 273, said Register's Office.

This is improved property located at 21 Vaughns Gap Road, Unit 163, Nashville, TN 37205, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs, successors and assigns forever. I do covenant

with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs, successors, and assigns to warrant and forever defend the title unto said real property unto the Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

MGM JRM

Jilliana R. Mayo joins herein and does hereby convey unto the Grantee any interest she may have as the spouse of Michael G. Mayo in the property described, but she does not join in the warranties herein.

IN WITNESS WHEREOF, I have hereunto set my hand this the 4th day of August, 2025.

Michael G. Mayo

Jilliana R. Mayo
Jillianna

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael G. Mayo, 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 executed the within instrument for the purposes therein contained. Witness my hand this the 4th day of August, 2025.

NOTARY PUBLIC

MARTHA BROOKE MARTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

My Commission Expires: 7/25/29

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jilliana R Mayo, the within named bargainor, 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 this the 4th day of August, 2025.

NOTARY PUBLIC

MARTHA BROOKE MARTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

My Commission Expires: 7/25/29

STATE OF TENNESSEE
COUNTY OF ~~CHEATHAM~~ Davidson

The actual consideration for this transfer is $179,500.00.

Grantee/Affiant

SWORN to and subscribed before me this the 4 day of August, 2025.

NOTARY PUBLIC

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

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 4 day of August, 2025.

Affiant Signature
Date 8-4-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

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