THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250751761

Karen Johnson Davidson County
Batch# 1328249 DEEDWARR
09/30/2025 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20250930-0077548

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of September, 2025.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
COMMISSION EXPIRES 11-21-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeremy R. Flett	Pinnacle Bank	Tax Parcel ID No.
3880 Priest Lake Dr Apt 60	21 Platfrom Way S., Ste 2300	136-03-0B-015.00-CO
Nashville TN 37217	Nashville, TN 37203	

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 of which is hereby acknowledged, **Heather Neal and Samuel Ward, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jeremy R. Flett, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 60, Building No. 28 on the plan of Phase 2, Priest Lake Park, Condominium Townhouses, as shown by plat appearing of record in Plat Book 4675, Page 145 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Heather Neal and Samuel Ward, wife and husband by Warranty Deed from James Douglas Greer, Jr., as Sole Heir at Law and administrator of the Estate of James Douglas Greer, Sr. Of record in Instrument No. 20210802-0103479 Register's Office for Davidson County, Tennessee, dated July 21, 2021 and recorded on August 02, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 131 and Book 4675, Page 145, Register's Office for Davidson County, Tennessee.

The premises herein insured 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 and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Priest Lake Park Condominium Townhouses of record in Book 4651, Page 412, Book 5189, Page 671, Book 4943, Page 962, Book 4979, Page 939, Book 4651, Page 420, Book 9089, Page 757 and Instrument No. 20011025-016633, Register's Office for Davidson County, Tennessee.

By-Laws of Priest Lake Condominium Townhomes of record in Book 5083, Page 417; Amendment to amended and restated Bylaws of record in Book 9089, Page 765 and Book 8115, Page 838, in the Register's Office for Davidson County, Tennessee.

Priest Lake Condominiums Townhomes Rules and Regulations of record in Book 7679, Page 173; Book 8115, Page 849; Book 9507, Page 606 and Book 9927, Page 75, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3880 Priest Lake Dr Apt 60 Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 26th day of September, 2025.

Heather Neal

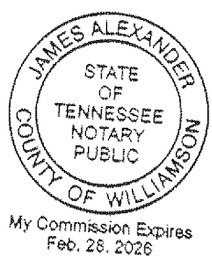
Samuel Ward

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather Neal and Samuel Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2025.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Emma Howard, 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 9-26-2025 (date of document).

Emma Howard
Affiant Signature

9-26-2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26 day of September, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL