Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $348,900.00

Affiant

Subscribed and sworn to before me this 3rd day of October, 2025.

Notary Public
My commission expires: 11-21-2027

Karen Johnson Davidson County
Batch# 1330279 DEEDWARR
10/03/2025 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,290.93
20251003-0079141

Address of New Owner:	Send Tax Bills to:	Tax Information
Sharon Lockwood 218 Highland Villa Cir Nashville, TN 37211	Same	161-14-0B-218-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Stephen L. Bilyeu and Judith C. Maxfield Bilyeu, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sharon Lockwood, a married woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 218 on the plan of condominium site of Highland Villa Condominiums, its Horizontal Property Regime having been established by the Master Deed, of record in Book 7278, page 312, amended in Book 7347, page 717; Book 7352, page 630; Book 7467, page 850; Book 7470, page 153; Book 7600, page 361; Book 8090, page 537; Book 8131, page 95; Book 8173, page 84; and Book 8199, page 149, Register's Office Davidson County, Tennessee, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Judith C. Maxfield by deed from Highland Group, Ltd., a Tennessee Limited Partnership of record in Book 8253 Page 794, Register's Office for Davidson County, Tennessee, and dated December 4, 1990. Stephen L. Bilyeu and Judith C. Maxfield Bilyeu fka Judith C. Maxfield

conveyed their interest to Stephen L. Bilyeu and Judith C. Maxfield Bilyeu, husband and wife, of record in Instrument No. 20100311-0018559, Register's Office for Davidson County, Tennessee, and dated December 3, 2009.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Highland Villa Condominiums, its Horizontal Property Regime having been established by the Master Deed, of record in Book 7278, page 312, amended in Book 7347, page 717; Book 7352, page 630; Book 7467, page 850; Book 7470, page 153; Book 7600, page 361; Book 8090, page 537; Book 8131, page 95; Book 8173, page 84; and Book 8199, page 149 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded in Book 7278, Page 312, Book 7347 Page 717, Book 7352 Page 630, Book 7467 Page 850, Book 7470 Page 153, Book 7600 Page 361, Book 8090 Page 537, Book 8131 Page 95, Book 8173 Page 84, and Book 8199 Page 149 in the official records of the Davidson County Register of Deeds.

4. Charter of Highland Villa Homeowners Association of record in Book 7278 Page 310 Register's Office for Davidson County, Tennessee.

This property is improved property known as 218 Highland Villa Circle, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 3rd day of October, 2025.

Stephen L. Bilyeu

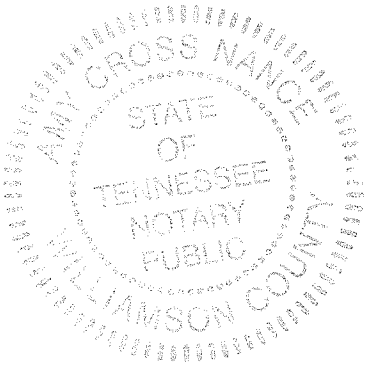
Judith C. Maxfield Bilyeu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of October, 2025, before me personally appeared Stephen L. Bilyeu and Judith C Maxfield Bilyeu, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of October, 2025.

Notary Signature
My commission expires: 2-7-27



I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 3rd day of October, 2025

Dated 10/3/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 3rd day of October, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL