Karen Johnson Davidson County
Batch # 1334765 DEEDWARR
10/16/2025 10:15:22 AM 3 pgs
Fees: $18.00 Taxes: $3,718.50
20251016-0082350

Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,005,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2025.

Notary Public

My commission expires: 7/17/2027

(AFFIX SEAL)

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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
Alice Hinton and Peter Van Lingen	**"NEW OWNER"**	**116-13-0C-001.00CO**
105 Leake Avenue #1		
Nashville, TN 37205		

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,

William Ridley Wills, III, Executor of The Estate of William Ridley Wills, II

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

Alice Hinton and Peter Van Lingen, as tenants by the entireties

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:

Land in Davidson County, Tennessee, being Apartment No. 1 in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plan of Belle Meade Tower, recorded in Book 4175, Page 159, as corrected by Engineer's Certificate of Correction of record in Book 4494, Page 498, Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4469, Page 530, as amended by a Deed of Correction relating to the Master Deed, of record in Book 4494, Page 489, amended in Book 4631, Page 407 and 410, Book 4790, Page 319, Book 4851, Page 950, Instrument No. 20000803-0076841 and Instrument No. 20030725-0104241, and Instrument No. 20120405-0029426 Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 35 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Belle Meade Tower contained in the Master Deed, and the By- Laws appended thereto, recorded in Book 4469, Page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494, Page 489, Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to William Ridley Wills, II and wife, Irene Jackson Wills by Warranty Deed dated January 07, 2021, from CCT Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20210108-0003780, said Register's Office for Davidson County, Tennessee. The said Irene

Jackson Wills predeceased William Ridley Wills, II, on May 14, 2022 and title vested in William Ridley Wills, II, as surviving tenant by the entireties. William Ridley Wills, II, died testate on January 16, 2025, leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Case No. 25P281. By Order entered February 12, 2025, William Ridley Willis, III, was appointed as Executor of the Estate of William Ridley Wills, II. Pursuant to said Will, all real property which was owned by William Ridley Wills, II as of the date of his death is to be administered and treated as part of the probate estate, subject to the control and administration by the Executor. The Executor of the estate, acting alone, has the power and authority to sell and convey said real property.

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

1) **The Plan of record as shown in Instrument No. 20001020-0104050, revising Plat Book 4175, Page 159, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Master Deed of Belle Meade Tower Condominiums of record in Book 4469, Page 530, corrected in Book 4494, Page 489, and amended in Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426, and Restated in Instrument No. 20130214-0015134, and By-Laws appended thereto in Book 4469, Page 549, and amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20210405-0029434, and Restated in Instrument 20130214-0015134, and further amended in Instrument No. 20170808-0081199, Instrument No. 20181029-0106810, and Instrument No. 20191002-0100771, said Register's Office.**

3) **Charter of Belle Meade Tower Condominium Association of record in Instrument No. 20120405-0029415, said Register's Office.**

4) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3839, Page 983, Book 4790, Page 319, and Book 4925, Page 594, said Register's Office.**

5) **Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 547, said Register's Office.**

6) **Easement Agreement of record in Book 3183, Page 201, said Register's Office.**

7) **Permanent Temporary Easement for the Construction of Bridge and Channel Change of record in Book 4355, Page 696, said Register's Office.**

8) **Grant of Gas Service Line of Fuel Line Easement of record in Book 6701, Page 203, said Register's Office for Davidson County, Tennessee.**

9) **Right of Way and Easement to South Central Bell Telephone Company of record in Book 9351, Page 933, said Register's Office.**

10) **Memorandum of Lease to Bellsouth Mobility, Inc., of record in Book 10468, Page 321, amended in Instrument No. 20200214-0017000, said Register's Office.**

11) **Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20140314-0021538, and Instrument No. 20180611-0055678, said Register's Office.**

12) **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 105 Leake Avenue #1, Nashville, TN 37205.

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 7th day of October, 2025.

William Ridley Wills, III, Executor of the Estate of William Ridley Wills, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, William Ridley Wills, III, Executor of of The Estate of William Ridley Wills, II 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of October, 2025.

Notary Public

My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY