Karen Johnson Davidson County
Batch# 1339309 DEEDWARR
10/29/2025 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20251029-0086056

ADDRESS NEW OWNER: James Cox and Cheryl Cox
4120 Ridgefield Drive, # 404
Nashville, TN 37205

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 116-03-0M-404.00CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Linda K. Dreaden, unmarried (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto James Cox and Cheryl Cox, husband and wife (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 404, Plan of BELLE MEADE COURT CONDOMINIUM, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, as amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to Linda K. Dreaden, unmarried, by Warranty Deed from AG/KRE Belle Meade L.L.C., a Delaware limited liability company, formerly known as A&M CAPRE Investors BP I - Belle Meade Condos, LLC, a Delaware limited liability company, of record in Instrument No. 20111104-0086293, in the Register's Office of Davidson County, Tennessee, dated October 31, 2011 and recorded on November 04, 2011.

Expressly included with this conveyance are all rights, title, and interest of Grantor in and to that certain Storage Space 32, Parking Space 75, and Parking Space 76 as described in Master Deed of record as Instrument No. 20081223-0122172, amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Linda K. Dreaden by Assignment of Right to Use Storage Space and Assignment of Right to Use Parking Space attached as Exhibits A and B, respectively, to Affidavit of record in Instrument No. 20111104-0086294 in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 4120 Ridgefield Drive, Unit 404, Nashville, TN 37205, and includes Storage Closet 32, Parking Space 75, and Parking Space 76.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor and Grantee at closing.(2) All matters as shown on the Plan of Exhibit "D" of the Master Deed Establishing Belle Meade Court Condominium, of record in Instrument No. 20081223-0122172, Register's Office of Davidson County, Tennessee.(3*) Al matters as shown on the Plan of the First Revision Unified Plat of Subdivision & Consolidation of Belle Meade Theater of record in Instrument No. 20081112-0111752, Register's Office of Davidson County, Tennessee.(4) Master Deed Establishing Belle Meade Court Condominium, of record in Instrument No. 20081223-0122172, Register's Office of Davidson County, Tennessee.(5) Amendment of Bylaws of Belle Meade Court Condominium Association, Inc. of record in Instrument No. 20101207-0097450, Register's Office of Davidson County, Tennessee.(6) Public Utilities and Drainage Easement of record in Book 3347, page 378, Register's Office of Davidson County, Tennessee.(7) Stormwater Detention Agreement of record in Instrument No. 20070208-0016683, Register's

Office of Davidson County, Tennessee.(8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water, Main, Pumps and Appurtenances of record in Instrument No. 20070306-0027614, Register's Office of Davidson County, Tennessee.(9) Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record in Instrument No. 20070404-004033, Register's Office of Davidson County, Tennessee.(10) Charter for Belle Meade Court Condominium Association, Inc. of record in Instrument No. 20081217-0120665, Register's Office of Davidson County, Tennessee.(11) Notice of Completion of record in Instrument No. 20111104-0086295, Register's Office of Davidson County, Tennessee.(12) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Belle Meade Court Condominium, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(13) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of October 2025.

/s/ Linda K. Dreaden by David McFerrin, Attorney in Fact
Linda K. Dreaden by David McFerrin, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David McFerrin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is executing this document on behalf of the Principal as Principal's free act and deed and as the Attorney-in-Fact of Linda K. Dreaden (Principal), and is authorized by her to execute this instrument on her behalf by virtue of a Durable General Power of Attorney recorded in Instrument No. 20251028-0085636 in said Register's Office.

Witness my hand and official seal at office, this 28th day of October 2025.

Notary Public
My Commission Expires: 5-8-2028

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $690,000.00.

James H. Cox
Affiant

Subscribed and sworn before me this 28th day of October 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

File No. 2510-123

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/28/25 (date of document).

Affiant Signature

10/29/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

