THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052400** Karen Johnson Davidson County Batch # 1342188 DEEDWARR 11/05/2025 09 53 44 AM 2 pgs Fees $13 00 Taxes $1,698 30 20251105-0088148	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $459,000.00 Affiant Subscribed and sworn to before me, this 4th day of November, 2025 Notary Public My Commission Expires HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner. Neal E. Miller and Martha S. Miller 105 Leake Avenue #61 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 116 13 0C 061 00

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, **Ryan Thomas Worl and Gabrieli Worl, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neal E. Miller and Martha S. Miller, husband and wife**, ("Grantees"), their 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 Unit No 61 on the REVISED PLAN OF BELLE MEADE TOWER CONDOMINIUM APARTMENTS, of record in Instrument No. 20001020-0104050, revising Plat Book 4175, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of BELLE MEADE TOWER, a horizontal property regime established by Master Deed of record in Book 4469, Page 530, corrected in Book 4494, Page 489, Amended in Book 4631, Page 407 and Book 4631, Page 410, Book 4851, Page 950, Instrument No 20000803-0076841, Instrument No 20030725-0104241, and Instrument No 20120405-0029426, and restated in Instrument No. 20130214-0015134, and By-Laws of record in Book 4469, Page 549, amended in Book 5046, Page 828, Instrument No 20000614-0059221, Instrument No 20030902-0126376, Instrument No. 20120405-0029434 and Instrument No. 20170808-0081199, said Register's Office Parking Space No 48 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive right or use of the co-owner of said apartment

Being the same property conveyed to Ryan Thomas Worl and Gabrielli Worl, husband and wife, by Warranty Deed from William Paul Wallace, Executor of the Estate of Patricia Wallendorf Wallace, of record in Instrument No. 20250127-0005929, in the Register's Office of Davidson County, Tennessee, dated January 24, 2025 and recorded on January 27, 2025.

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 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE MEADE TOWER CONDOMINIUM APARTMENTS, as recorded in Plat Book 4175, Page 159 and as revised in Instrument No 20001020-0104050.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE MEADE TOWER of record in Book 4469, Page 530,

corrected in Book 4494, Page 489; as amended in Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950; Book 5046, Page 828 and Instrument Nos. 20000614-0059221, 20000803-0076841, 20030725-0104241, 20030902-0126376, 20120405-0029426, 20120405-0029434 and 20130214-0015134, amendment to Rules & Regulations record in Instrument Nos. 20170808-0081199, 20181029-0106810 and 20191002-0100771; also subject to easements, rights and interests 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 building thereon.

Easement for Utilities, recorded in Book 1207, Page 547.

Easement for Building Clearance, recorded in Book 3183, Page 201.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3839, Page 983; Book 4790, Page 319 and Book 4925, Page 594.

Easement for Construction of Bridge and Channel Change, recorded in Book 4355, Page 696
Easement for Right of Way, recorded in Book 9351, Page 933.

Easement recorded in Instrument No. 20140314-0021538 and 20180611-0055678.

Memorandum of Lease recorded in Book 10468, Page 321, and amendment recorded in Instrument No 20200214-0017000

Charter for Belle Meade Tower Condominium Association recorded as Instrument No. 20120405- 0029415.

This is improved property located at 105 Leake Avenue #61 Nashville TN 37205

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, Grantor has executed this instrument on this 4th day of November, 2025

Ryan Thomas Worl

Gabrieli Worl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Thomas Worl and Gabrieli Worl, 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 4th day of November, 2025

Notary Public
My Commission Expires _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026