Karen Johnson Davidson County
Batch# 1356825 DEEDWARR
12/11/2025 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20251211-0098717

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me this 10th day of December, 2025.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
476 Realty, LLC 2039 Wilson Pike Franklin, TN 37067	Same	104-13-0A-015-00

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 **Victoria Maurelle Ponder, Trustee of The Victoria Maurelle Ponder Trust dated November 23, 2010** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **476 Realty, LLC, a Limited Liability Company** 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 Building Site No. 15 on the Plan of Richmeade Place, Section I, as of record in Book 4860, Page 44, Register's Office for Davidson County, Tennessee, reference to which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Victoria Maurelle Ponder, Trustee of the Vicotria Maurelle Ponder Trust by Trustee's Quitclaim Deed from Victoria M. Ponder, Trustee of the Vicki L. Ponder Living Trust of record in Instrument No. 20251007-0079824, Register's Office for Davidson County, Tennessee, and dated October 6, 2025.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Richmeade Place of record in Book 4860 Page 44 Register's Office for Davidson County, Tennessee.

3. Easement for Sewers of record in Minute Book 34 Page 455, Circuit Court for Davidson County, Tennessee.

4. Quitclaim Deed to Common Area of record in Book 4947 Page 348 Register's Office for Davidson County, Tennessee.

5. Charter of Richmeade Place Homeowners Association of record in Book 4942 Page 633 Register's Office for Davidson County, Tennessee.

6. Subject to the Covenant, Condition, or Restriction, recorded in Book 4941, Page 637, Book 5019 Page 946, Book 5036 Page 338, Book 5039 Page 256, Book 5094 Page 473, Book 5238 Page 385, and Book 5733 Page 628 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 401 Bowling Avenue, #15, 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), 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 10th day of December, 2025.

The Victoria Maurelle Ponder Trust dated November 23, 2010

By: Victoria Maurelle Ponder

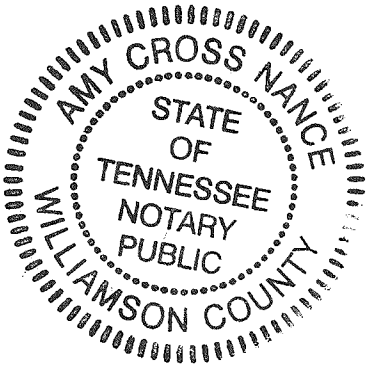
Victoria Maurelle Ponder, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of December, 2025, before me personally appeared Victoria Maurelle Ponder, Trustee of The Victoria Maurelle Ponder Trust dated November 23, 2010, 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 10th day of December, 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 10th day of December, 2025

Dated 12/10/2025

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 10th day of December, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL