Karen Johnson
Batch # 1357351
12/12/2025 10 33 02 AM
Fees $13 00 Taxes $703 00

Davidson County
DEEDWARR
2 pgs

20251212-0099055

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $190,000.

Affiant

Subscribed and sworn to before me on this 3 day of December, 2025.

Notary Public

My Commission Expires: 3/16/29

NICOLAS PERENICH, JR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner: Susan E. Maitland, Trustee 7128 Riverfront Dr Nashville, TN 37221	Send Tax Bills to: New Owner	Map & Parcel. 129 15 0A 135 00

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James Edward Scott Lewis, hereinafter called the Grantor, has bargained and sold, and by these presents does remise, release, and quitclaim unto Susan E Maitland, Trustee of the Susan E Maitland Family Trust dated September 3, 2025., hereinafter called the Grantee, her successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. H-135 of Belle Meade Highlands Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A-2" of record in Book 7091, Page 302, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium

Being the same property conveyed to James Edward Scott Lewis from Andrew R Mitchell, of record in Document # 20210412-0047949, Davidson County Register of Deeds Office

This is improved property known as: 21 Vaughns Gap Rd H-135, Nashville, TN 37205

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record, all in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), their successors, and assigns, forever, and Grantor(s) do covenant with said Grantee(s) that Grantor(s) 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 otherwise herein set out. Grantor(s) do further covenant and bind themselves and their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs, successors, and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand this 5 day of December, 2025

James Edward Scott Lewis

CRYSTAL MILLS
STATE OF TENNESSEE NOTARY PUBLIC
VAN BUREN COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Van Buren)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Edward Scott Lewis, with whom I am personally acquainted, and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, TENNESSEE, this 5 day of Dec. 2025.

Crystal Mills
Notary Public

My Commission Expires 3-21-2026

THIS DEED WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES