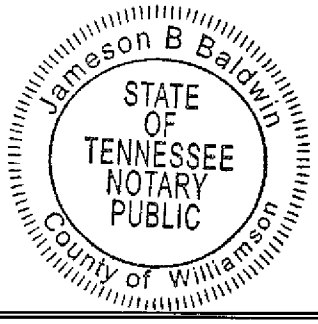
Karen Johnson Davidson County
Batch# 1360371 DEEDWARR
12/22/2025 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20251222-0101210



THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38893	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: ~~$260,000.00~~ $250,000.00. Affiant Subscribed and sworn to before me this ~~15th~~ day of December, 2025. Notary Public My Commission Expires: 7/19/28

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Viddal Realty, Inc 828 Royal Parkway, Suite 204 Nashville, TN 37214	New Owner	Map and Parcel No.: 117030C14500CO

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, John Lee Turnley, Devisee under the Last Will and Testament of Catherine Throop Turnley, deceased and as Executor of the Estate of Catherine Throop Turnley ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Viddal Realty, Inc., a TN corporation ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 145 Hillsboro Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 11th day of December, 2025.

GRANTOR:

John Lee Turnley, Devisee
under the Last Will and Testament of
Catherine Throop Turnley, deceased

EXECUTOR

John Lee Turnley, Executor of the Estate of
Catherine Throop Turnley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Lee Turnley, Devisee under the Last Will and Testament of Catherine Throop Turnley, deceased, and as Executor of the Estate of Catherine Throop Turnley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2025.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 145 on the Plan of Hillsboro Place Condominiums, of record in Plat Book Plat 5200, page 725, amended in Book 5200, pages 757 and 758, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Place, a horizontal property regime established by Master Deed and By-Laws of record in Book 6244, page 394 amended in Book 6285, page 209, Instrument No. 20170515-0048155, Instrument No. 20170615-0060259 and Instrument No. 20180717-0069522, said Register's Office.

Being the same property conveyed to Ellis E. Beyer and Jean A. Turnley, as joint tenants with right of survivorship, by Quitclaim Deed dated January 13, 1999 from Ellis E. Beyer, unmarried, of record in Book 11315, Page 988, Register's Office for Davidson County, Tennessee. Ellis E. Beyer having since died on July 25, 2001. By Quitclaim Deed dated May 23, 2008 of record in Instrument No. 20080708-0070245, Register's Office for Davidson County, Tennessee, Jean Turnley, unmarried conveyed subject property to Jean Turnley and Catherine T. Turnley, as joint tenants with rights of survivorship. Jean Turnley having since died on October 1, 2018. Catherine Throop Turnley died on September 27, 2025 leaving a Last Will and Testament filed for Probate in Case No. 25E001090-000, Superior Court of Alamance County, North Carolina and recorded in Instrument No. 20251203-0095768, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026, a lien, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hillsboro Place, of record in Book 6244, page 394, amended in Book 6285, page 209, Instrument No. 20170515-0048155, Instrument No. 20170615-0060259, and Instrument No. 20180717-0069522, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as 5200, page 725, amended in Plat Book 5200, page 757 and 758, Register's Office for Davidson County, Tennessee.
7. Easement for anchor purposes of record in Book 5870, page 33, Register's Office for Davidson County, Tennessee.
8. Easement for sewer purposes of record in Book 3531, page 592, Register's Office for Davidson County, Tennessee.
9. Easement for access roads or driveways and parking of record in Book 4240, page 209 and Book 5221, page 681, Register's Office for Davidson County, Tennessee.
10. Easement for construction and maintenance of electrical power transmission lines and/or underground sanitary sewers of record in Book 4633, page 468 and Book 4653, page 915, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 6128, page 852, Register's Office for Davidson County, Tennessee.
12. Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20161021-0111268, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec 11, 25 (date of document).

Jennifer L Pennell

Dec 16, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Dec 16, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

