THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152887**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $263,000.00. M. MAY Affiant Subscribed and sworn to before me, this 22nd day of December, 2025. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1362133 DEEDWARR
12/29/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $973.10
20251229-0103002

WARRANTY DEED

Address New Owner: Margeaux A. May 1900 Richard Jones Road, Unit R1 Nashville TN 37215	Send Tax Bills To: Community Mortgage LLC, ISAOA DBA Community Mortgage Advisors 19045 East Valley View Parkway Suite F Independence, MO 64055	Tax Information: Tax Parcel ID No. 117-15-0A-161.00 CO

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, **Lisa Freund, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margeaux A. May , an unmarried woman**, ("Grantee"), her successors, 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 Parcel No. 161 on the Plan of GREEN HILLS TERRACE CONDOMINIUMS, of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, and further described as Unit R-1 in the Master Deed for THE GREEN HILLS TERRACE, a Horizontal Property Regime, of record in Book 5304, Page 702, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto in Book 5304, Page 745, and amended in Book 7841, Page 557 and Book 9830, Page 181, Register's Office for Davison County, Tennessee, all of which reference is hereby made for a more complete description, together with said unit's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to LISA FREUND, by deed from BETTY JEAN PEARCY, of record in Instrument No. 20130213-0014686, dated February 12, 2013, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 117-15-0A-161.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 64, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 11362, page 463, said Register's Office.

Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557, said Register's Office.

Amendment of By-Laws of record in Book 9830, page 181, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office.

Dedication of Easement of record in Book 4320, page 896, said Register's Office.

Easement recorded in Book 4320, Page 896, Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514.

Joint Venture Agreement as set forth in instrument recorded in Book 5286, Page 358, as amended in Book 5355, Page 353, and as supplemented in Book 6732, Page 226.

All the terms and provisions set forth and contained in that certain Lease between Green Hills Terrace, Lessor, and Web Service Company, Lessee, a memorandum of which is recorded in Book 7523, Page 260.

This is improved property located at 1900 Richard Jones Road, Unit R1 Nashville TN 37215

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 22nd day of December, 2025.

Lisa Freund

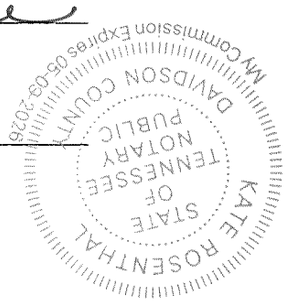
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa Freund, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2025.

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Denise Woods,** 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 this the 22 day of December, 2025.

Denise Woods
Affiant Signature
Date 12-22-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

