Karen Johnson Davidson County
Batch # 1369104 DEEDWARR
01/12/2026 01:32:10 PM 2 pgs
Fees: $13.00 Taxes: $2,105.30
20260112-0002723

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64288
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Dee Bradshaw 4215 Harding Pike #204 Nashville, TN 37205	Northpointe Bank ISAOA/ATIMA 3333 Deposit Dr. NE Grand Rapids, MI 49546

TAX MAP PARCEL NUMBERS: 103160B01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$569,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marcella Lynn Nash, as Executrix under the Last Will and Testament of Nancy W. Ray,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Dee Bradshaw,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 204 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, 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 Nancy Ward Ray by Warranty deed from John Lawrence Rockholtz, Trustee of the Rockholtz Family Living Trust dated October 30, 2014 and recorded on October 31, 2014, of record in Inst. No. 20141031-0100904, Register's Office for Davidson County, Tennessee. The said Nancy Ward Ray has since died. The Last Will and Testament of Nancy W. Ray of record i Case No. 25P1737 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, appointed Marcella Lynn Nash as Executrix, with full power to convey subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, Inst. No. 20131217-0127081, Inst. No. 20210208-0017527, Inst. No. 20251117-0091222, Inst. No. 202511170091223, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of 4215 Harding Road Homeowners Association of record in book 5297, page 370, said Register's Office; Easement and Right of Entry Agreement to VSC Cable, Inc., of record in book 4486, page 948, said Register's Office; Grant of Easement to Comcast of Nashville of record in Inst. No. 20110301-0016521 and Inst. No. 20161212-0130101, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 204, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of January, 2026.

Estate of Nancy W. Ray

By: _____, Executrix
Marcella Lynn Nash, Executrix

State of Tennessee
County of Davidson

On this 9th day of January, 2026, before me the undersigned authority, personally appeared **Marcella Lynn Nash**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $569,000.00.

Affiant

Sworn and subscribed before me this 9th day of January, 2026.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary