Karen Johnson Davidson County
Batch# 1372055 DEEDWARR
01/22/2026 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20260122-0005437

WARRANTY DEED

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380

File No. PA-25-12135

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 10-15-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fig Tree Development, LLC, a Tennessee Limited Liability Company	Fig Tree Development, LLC	
(NAME)	(NAME)	129-150A-132.00-CO
(ADDRESS) **1109 Woodland St, Unit 60543**	(ADDRESS) **1109 Woodland St, Unit 60543**	
Nashville, TN 37206	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Caroline Russell, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fig Tree Development, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Unit 132 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101 et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed establishing Belle Meade Highlands Condominium of record in Book 7091, Page 302, as amended to By-Laws in Instrument No. 20071025-0126213, as amended in Instrument No. 20080424-0042111; Appointment of Successor Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106, as being amended in Instrument No. 20220520-0058927 and Instrument No. 20220520-0058928, Register's Office, Davidson County, Tennessee, together with the undivided Percentage Interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Caroline Russell, unmarried by Deed dated April 9, 2025 from Sherry Raber, a married woman, recorded April 11, 2025, in Instrument Number 20250411-0027242, in the Official Records of Davidson County, Tennessee.

This is property more commonly known as 21 Vaughns Gap Road, #132, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we

do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hand this 9th day of January, 2026.

Caroline Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2026, before me personally appeared Caroline Russell, 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 9th day of January, 2026.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Tennessee Certification of Electronic Document

I, Jenesia McDougal, 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 1/9/2026 (date of document).

Jenesia McDougal
Affiant Signature

1/10/2026
Date

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 10 day of January, 2026.

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380

Brittani Noelle Henderson
Notary's Signature

My Commission Expires: 10-15-2029

NOTARY'S SEAL