Karen Johnson Davidson County
Batch# 1375432 DEEDWARR
02/03/2026 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20260203-0007460

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $224,900.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 29 day of January, 2026.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Victoria Kate McDowell	New Owner	**142070G10800CO**
7241 Hwy 70 S #108		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 7241 Highway 70 South #108 Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victoria Kate McDowell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 108 of the Belle Glen Phase II Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen II Condominiums, of record as Instrument No. 20001211-0121937, and as first amended as Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument No. 20001211-0121937, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Erin Dias, Trustee of The 7241 Highway 70 South #108 Trust, by Warranty Deed from Fred Jarrett Sussner, unmarried man, dated October 31, 2025, of record in Instrument No. 20251031-0086854, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Fred Jarrett Sussner, an unmarried man, by Warranty Deed from Elizabeth G Cate, an unmarried woman, dated January 25, 2024, of record in Instrument No. 20240202-0007526, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 7241 Hwy 70 S #108, Nashville, TN 37221.

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 in 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.

Erin Dias Date: 01/27/2026

The 7241 Highway 70 South #108 Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Bradley

Personally appeared by means of secure two-way electronic audio- visual communication before me, the undersigned, a Notary Public in and for said County and State, the within named **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 7241 Highway 70 South #108 Trust and that she is authorized by The 7241 Highway 70 South #108 Trust to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of January, 2026.

BRITTANY H SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BRADLEY

Online Notary Public
My Commission Expires
September 6, 2028

Brittany H. Smith
NOTARY PUBLIC

My Commission Expires: 09/06/2028

Notarized remotely using audio-video communication technology via Proof.

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 1/29/2026 (date of document).

Affiant Signature

1/29/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29 day of January 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY