Prepared by:
Record and Return To:
[illegible]

Warranty Deed

Karen Johnson Davidson County Batch # 1378599 DEEDWARR 02/10/2026 09:42:08 AM 2 pgs Fees: $13.00 Taxes: $1,517.00 20260210-0009977	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $410,000.00. Affiant Subscribed and sworn to before me, this the 9th day of February, 2026. Notary Public My commission expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katherine Tracy	New owner	116-03-0B-184.00-CO
4505 Harding Pike #184		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KRISTINA BRIDWELL, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE TRACY,** a single woman, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 184 in a Horizontal Property Regime located on the Plan of Royal Oaks Condominiums, of record in Book 5200, Page 45, Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof, Homeowner's Association of record in Book 5282, Page 972, said Register' s Office.

Being the same property conveyed to Kristina Bridwell, a single woman by Warranty Deed from Anne Wagar, a married woman of record in Instrument No. 20180430-0040727 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on April 30, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4505 Harding Pike #184, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of February, 2026.

Kristina Bridwell

STATE OF FLORIDA
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristina Bridwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of February, 2026.

Notary Public

My Commission Expires: 12/18/2029

JEAN MEYER
Notary Public - State of Florida
Commission # HH 726860
My Comm. Expires Dec 18, 2029