Karen Johnson Davidson County
Batch# 1379172 DEEDWARR
02/11/2026 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260211-0010707

This Instrument Prepared By:
Martha Brooke Perry
Law Offices of Balthrop, Perry, & Noe, PLLC
102 Boyd Street
Ashland City, TN 37015

Estate of Janice M. Struchen

To New Owners:
Suzanne Grueser
Address: 246 Windsor Terrace
Nashville TN 37221

Send Tax Bills To:
Bank of America
P.O. Box 650070
Dallas TX 75265

Map & Parcel No: 143-01-0B-246.00 CO

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Melinda Janice Murff, Executrix of the **Estate of Janice M. Struchen**, "Grantor" herein, has bargained and sold and by these presents does hereby convey unto **Suzanne Grueser,** an unmarried woman, "Grantee" herein, Grantee's heirs, successors, and assigns, all the Estate's right, title, and interest in and to the following described property:

Land in Davidson County, Tennessee, being Unit No. 246 together with the appurtenant interest in the common elements of Windsor Terrace Condominiums, Phase 5, a horizontal property regime established by Master Deed of record in Book 7150, Page 921, and as amended in Book 7436, Page 667, re-recorded in Book 7464, Page 297 and further amended in Book 7661, Page 40, Book 7729, Page 206, Book 7980, Page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan of record as Exhibit "A" to the amendment of said Master Deed of record in Instrument No. 20000811-0079911 and also of record in Plat Book 11190, Page 93, said Register's Office.

Being the same property conveyed to JANICE M. STRUCHEN, by deed from GIANIKAS CONTRACTORS, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20011126-0128282, dated November 26, 2001, said Register's Office. JANICE M. STRUCHEN, also known as JANICE MURFF STRUCHEN, died testate on or about January 8, 2025. Pursuant to the terms of her Will of record in Will Book 21, page 313, in the Chancery Court for Cheatham County at Ashland City, Tennessee, Probate Division, said property is under the control of MELINDA JANICE MURFF, EXECUTRIX OF THE ESTATE OF JANICE MURFF STRUCHEN.

This conveyance is subject to the lien of the current year's **Davidson County** property taxes, which have been prorated between the parties and payment of which is assumed by grantees herein. This conveyance is also subject to matters shown on the Plan of record in Book 6250, Page 869 and Plat Book 11190, Page 93, said Register's Office; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed (and By-Laws) for Windsor Terrace Condominiums of record in Book 7150, Page 921, amended in Book 7436, Page 667, re-record in Book 7464, Page 297, amended in Book 7661, Page 40, Book 7729, page 206, Book 7980, Page 717, and in Instrument No. 20000811-0079911, said Register's Office; and the Storm Water Detention Agreement of record in Book 6680, Page 517, said Register's Office.

This is improved property located at 246 Windsor Terrace Drive, Nashville, TN 37221 and this is the same property description as the prior deed of record.

To have and to hold said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the Grantee, and the Grantee's heirs, successors, and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the interest set forth herein in said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. Grantor further covenants and binds itself and Grantor's successors and assigns, against the lawful claim of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 23 day of January, 2026.

Executrix

Melinda Janice Murff, Executrix of the
Estate of Janice M. Struchen

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melinda Janice Murff, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand this the 23rd day of January, 2026.

Notary Signature
My commission expires: 7/25/29

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value for this transfer, whichever is greater, is $525,000.00.

Grantee/Affiant

STATE OF TENNESSEE
COUNTY OF CHEATHAM

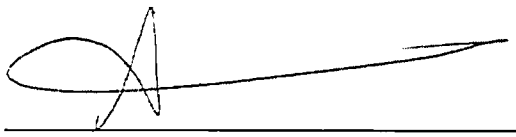
Sworn to and subscribed before me this 10th day of February, 2026.

Notary Signature
My commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 2-10-2025.



Affiant Signature — Date: 2-10-2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2-10-2025.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal