Karen Johnson
Batch # 1380598
02/13/2026 09:48:34 AM
Fees: $18.00 Taxes: $810.30
20260213-0011562
Davidson County
DEEDWARR
3 pgs

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39086-02-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $219,000.00. Tammy L Potts Affiant Subscribed and sworn to before me this 12th day of February, 2026. Vanessa Allen Notary Public My Commission Expires: 6/22/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edward A. Wilkerson 5025 Hillsboro Pike, #23C Nashville, TN 37215	Cash New Owner	Map and Parcel No.: 131010D20300CO

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 of which is hereby acknowledged, Mary Elizabeth Franklin, Trustee of the Mary Elizabeth Franklin Revocable Trust u/a/d September 28, 2006, as amended and restated June 27, 2012 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Edward A. Wilkerson, unmarried ("Grantee"), his heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5025 Hillsboro Pike, #23C, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11 day of February, 2026.

GRANTOR:

Mary Elizabeth Franklin, Trustee

Mary Elizabeth Franklin, Trustee of the
Mary Elizabeth Franklin Revocable Trust
u/a/d September 28, 2006, as amended and restated June 27, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Elizabeth Franklin, Trustee of the Mary Elizabeth Franklin Revocable Trust u/a/d September 28, 2006, as amended and restated June 27, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of February, 2026.

Notary Public
My Commission Expires:

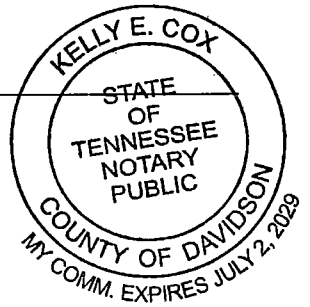


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 203 also known as Unit No. 23-C, on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed and By-Laws in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516, and Instrument No. 20120731-0067332, said Register's Office.

Being the same property conveyed to Mary Elizabeth Franklin, Trustee of Mary Elizabeth Franklin Revocable Trust Under Agreement Dated September 28, 2006, As Amended And Restated In Its Entirety On June 27, 2012, With Full Power To Sell, Mortgage, Encumber, Lease, Convey Or Otherwise Alienate Without The Joinder Of Any Beneficiary, by deed dated September 16, 2020 from Shavannor Michelle Smith and Lakisha Shante Thomas, as Sole Heirs At Law Of Jewell Diane Thomas, Deceased, of record in Instrument No. 20200922-0108322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 5025 Hillsboro Homeowners Association, of record in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516, and Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee in Book 10225, page 413, said Register's Office.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 5200, page 4, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4308, pages 575 and 650, Register's Office for Davidson County, Tennessee.
8. Easement for overhead lines of record in Book 7873, page 859, Register's Office for Davidson County, Tennessee.
9. Easement for communications system granted to Comcast of Nashville I LLC of record in Instrument No. 20110620-0047283, Register's Office for Davidson County, Tennessee.