WARRANTY DEED

Karen Johnson Davidson County
Batch # 1387088 DEEDWARR
03/02/2026 01:07:31 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20260302-0016155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF February 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC
Pamela B. Matheny
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iain Briggs and Sara Briggs	Iain Briggs and Sara Briggs	
(NAME)	(NAME)	
228 Burlington Place	228 Burlington Place	103 16 0B 096.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, WE, **ESTATE OF MARY CONSTANCE FOREHAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IAIN BRIGGS AND SARA BRIGGS, HUSBAND AND WIFE,** 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. 901 on the Plan of WINDSOR TOWER CONDOMINIUM APARTMENTS of record in Plat Book 5200, Page 71, 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 4215 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5313, Page 338, amended in Book 8666, Page 789, Instrument Nos. 20131217-0127081, 20210208-0017527, 20251117-0091222 and Amendment to By-Laws in Instrument No. 20251117-0091223, said Register's Office.

Being the same property conveyed to Constance B. Forehand, Unmarried, by Warranty Deed from Andrew Whitney Potts, Unmarried, of record in Instrument No. 20060620-0073620, in the Register's Office for Davidson County, Tennessee, dated June 15, 2006 and recorded on June 20, 2006. The said Constance B. Forehand died on December 09, 2023, testate. See Last Will and Testament and Probate Case 24P143, Davidson County Seventh Circuit Court.

The said Constance B. Forehand, Constance Bowers Forehand, and Mary Constance Forehand are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4215 Harding Pike, Apt. 901, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 27 day of February, 2026

ESTATE OF MARY CONSTANCE FOREHAND

BY: _____ CO-ADMINISTRATOR
WHITLEY B. FOREHAND, CO-ADMINISTRATOR

BY: _____
N. CAROLYN SHOFNER, CO-ADMINISTRATOR

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Whitley B. Forehand,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Co-Administrator** of **The Estate of Mary Constance Forehand** the within named bargainor, and that he as **Co-Administrator**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Co-Administrator** of **The Estate of Mary Constance Forehand**.

Witness my hand and official seal this 26 day of February, 2026.

Commission expires:

DAVID PETERS
Notary Public - State of Florida
Commission # HH 303298
My Comm. Expires Aug 22, 2026

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **N. Carolyn Shofner,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Co-Administrator** of **The Estate of Mary Constance Forehand** the within named bargainor, and that she as **Co-Administrator**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as **Co-Administrator** of **The Estate of Mary Constance Forehand**.

Witness my hand and official seal this 27th day of February, 2026.

Commission expires: 10/4/27

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

_____
Notary Public

PM2026-258