THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00 Affiant Subscribed and sworn to before me, this 27 day of February, 2026. Notary Public My Commission Expires: 7/7/2026

FAITH NATALIE PETRAS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Karen Johnson
Batch # 1388027
03/04/2026 11:03:12 AM
Fees: $13.00 Taxes: $1,369.00
20260304-0017228

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address New Owner: Daniel J. Bellet 520 Madison Street Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 082-13-0D-104-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHLEY K. HESSELDAHL-HARBIN, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DANIEL J. BELLET, UNMARRIED**("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 104, together with the appurtenant interest in the common elements of Germantown Madison Square Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20061019-0129740, and amended as Instrument No. 20110509-0035408, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Ashley K. Hesseldahl-Harbin, unmarried by Deed dated October 22, 2019 from Warren Beck and Mary Brittain n/k/a Elizabeth Brittain Beck, as tenants in common with the right of survivorship, recorded October 24, 2019, in Instrument Number 201910240109090, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **520 Madison Street, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 27th day of February 2026.

Ashley K. Hesseldahl-Harbin

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ashley K. Hesseldahl-Harbin**, 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 and official seal at office this 27th day of February, 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____