THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153127** Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: G-P-26-2601-K2	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 13th day of March, 2026. Notary Public My Commission Expires: 5/8/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

WARRANTY DEED

Address New Owner: The Coursey Revocable Trust, dated September 22, 2017 2500 Westwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 03 0B 160.00

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, **Sandra Suzanne Elmer and Michelle L. Miller, Co-Trustees of the Elmer-Miller Family Trust 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Coursey Revocable Trust, dated September 22, 2017** ("Grantees"), its 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. K-2 on the Plan of REVISED THE VILLAGER CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Page 201, 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 VILLAGER CONDOMINIUM, a horizontal property regime established by Master Deed and By-Laws of record in Book 5434, Page 665, amended in Book 5487, Page 967 and First Amendment to the Bylaws recorded in Instrument No. 20080416-0038631, said Register's Office.

Being the same property conveyed to Sandra Suzanne Elmer and Michelle L. Miller, Co-Trustees of the Elmer-Miller Family Trust 2023, by Quitclaim Deed from Sandra Suzanne Elmer and Michelle L. Miller, as joint tenants with rights of survivorship, of record in Instrument No. 20230515-0035929, in the Register's Office of Davidson County, Tennessee, dated May 12, 2023 and recorded on May 15, 2023.

Being the same property conveyed to Sandra Suzanne Elmer and Michelle L. Miller, as joint tenants with rights of survivorship, by Quitclaim Deed from Michelle L. Miller, of record in Instrument No. 20120618-0053347, in the Register's Office of Davidson County, Tennessee, dated June 15, 2012 and recorded on June 18, 2012.

Being the same property conveyed to Michelle Miller, unmarried, by Warranty Deed from Martin T. Binkley, Jr., unmarried, of record in Instrument No. 20051228-0155574, in the Register's Office of Davidson County, Tennessee, dated December 22, 2005 and recorded on December 28, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Karen Johnson Davidson County
Batch # 1394041 DEEDWARR
03/17/2026 03:11 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20260317-0021376

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAGER CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page 154, as revised in Plat Book 5200, Page 201.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGER CONDOMINIUM of record in Book 5434, Page 665, as corrected in Book 5487, Page 967, First amendment to Bylaws recorded in Instrument No. 20080416-0038631 and Rules and Regulations recorded in Instrument No. 20090616-0055824; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Book 4808, Page 424.

Easement recorded in Instrument No. 20130916-0097052.

Charter for Villager Homeowners' Association, Inc. recorded as Book 5441, Page 815.

This is improved property located at 2601 Hillsboro Pike K2 Nashville TN 37212

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 13th day of March, 2026.

Elmer-Miller Family Trust 2023

BY: _____
Sandra Suzanne Elmer, Co-Trustee

BY: _____
Michelle L. Miller, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Suzanne Elmer and Michelle L. Miller , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of the Elmer-Miller Family Trust 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 13th day of March, 2026.

_____
Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 06-03-2026