WARRANTY DEED

Karen Johnson
Batch # 1402256
04/06/2026 03:03:02 PM
Fees: $13.00 Taxes: $832.50

Davidson County
DEEDWARR
2 pgs

20260406-0027502

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

B-ELAM-26-5600-162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Valecia Denise Suide and Bernard Suide	**CMG Mortgage Inc.**	
(NAME)	(NAME)	**162-09-0B-075.00-CO**
5600 Country Drive #162	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE MARGARET M. KNEER TRUST DATED OCTOBER 12, 2005,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VALECIA DENISE SUIDE AND BERNARD SUIDE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 162, Building 15, in a Horizontal Property Regime, as shown on the 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums of record in Book 5200, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Margaret M. Kneer, unmarried by Warranty Deed from Eddie W. Stewart, III, married of record in Instrument No. 20061221-0157331 Register's Office for Davidson County, Tennessee, dated December 19, 2006 and recorded on December 21, 2006.

Being the same property conveyed to Margaret M. Kneer, Trustee of The Margaret M. Kneer Trust Dated October 12, 2005 by Quitclaim Deed from Margaret M. Kneer, unmarried of record in Instrument No. 20070514-0057683 Register's Office for Davidson County, Tennessee, dated May 10, 2007 and recorded on May 14, 2007.

This conveyance is subject to:

- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4918, Page 116 as amended in Book 4958, Page 346, Book 4521, Page 574 and Book 5001, Page 394, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4918, Page 125 as amended in Book 4958, Page 346 and Book 8797, Page 918, in the Register's Office for Davidson County, Tennessee.
- Charter of Hickory Valley Condominiums, Phase 3, Association of record in Book 8021, Page 852, in the Register's Office for Davidson County, Tennessee.
- Easement and Right-of-Way as contained in the Deed to City of Nashville of record in Book 3372, Page 430, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4842, Page 979, Book 5606, Page 663 and Book 7497, Page 740, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130517-0050037, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5600 Country Drive #162, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF APRIL, 2026.

The Margaret M. Kneer Trust Dated October 12, 2005

BY:_____
Margaret M. Kneer
Trustee

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET M. KNEER, TRUSTEE of THE MARGARET M. KNEER TRUST DATED OCTOBER 12, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd of April, 2026.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** 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 04/02/26.

_____
Affiant Signature April 6, 2026

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

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 6th day of April, 2026.

_____