WARRANTY DEED

Karen Johnson
Batch # 1402263
04/06/2026 03:09:57 PM
Fees: $13.00 Taxes: $427.68

Davidson County
DEEDWARR
2 pgs

20260406-0027508

W-EZ-26-4000-68-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,588.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

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

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)
Todd Mays	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
4000 Anderson Road #68		**136-03-0A-068.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **MARY CATHERINE CHURCH, AS TRUSTEE OF THE OPAL RUTH HUNT TESTAMENTARY SUPPLEMENTAL TRUST FOR THE BENEFIT OF GLENNA KAYE COPELAND AND STACY LESTER HUNT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TODD MAYS, MARRIED,** 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 Townhouse Unit 68, Building No. 10A on the plan of Priest Lake Park Condominium, Phase 1, of record in Book 4460, Page 88, Register's Office for said county, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Opal Ruth Hunt, unmarried, by Warranty Deed from Cathy F. Smith Felts and husband, Danny Felts, of record in Book 9794, Page 700, Register's Office for Davidson County, Tennessee, dated August 31, 1995, and recorded on September 14, 1995.

The said Opal Ruth Hunt having since died testate on September 26, 2020. Her interest in the subject property vested at her death in Stacy Lester Hunt and The Testamentary Supplemental Needs Trust created for the benefit of Glenna Kaye Copeland, pursuant to the probated Last Will and Testament of Opal Ruth Hunt in Docket No. 24P2534 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4460, Page 79 and Book 4460, Page 88, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Priest Lake Park Condominiums of record in Book 4651, Page 412, as amended in Book 4943, Page 692, Book 4979, Page 939, and Book 5189, Page 671, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4651, Page 420, as amended in Book 5083, page 417, Book 8115, Page 838, Book 9089, Page 765, and Instrument Number 20050817-0097909, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7679, Page 173, as amended in Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, and Instrument Number 20011025-0116633, Instrument Number 20050621-0071262, Instrument Number 20060228-0022872, Instrument No. 20150709-0066742 and Instrument Number 20060228-0022873, Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 4944, Page 115, Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20161205-0127268, 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: **4000 Anderson Road #68, Nashville, Tennessee 37217**.

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 Opal Ruth Hunt Testamentary Supplemental Trust for the benefit of Glenna Kaye Copeland

BY Mary Catherine Church
Mary Catherine Church
Trustee

Stacy Lester Hunt
Stacy Lester Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY CATHERINE CHURCH, TRUSTEE of THE OPAL RUTH HUNT TESTAMENTARY SUPPLEMENTAL TRUST FOR THE BENEFIT OF GLENNA KAYE COPELAND, 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: 02-05-30
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACY LESTER HUNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 02-05-30
(SEAL)

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

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