Karen Johnson Davidson County
Batch# 1404271 DEEDWARR
04/10/2026 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260410-0029111

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Jamicka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 05.16.29
(AFFIX SEAL)

FAITH L LOWE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

02-NSH26-11118

Address of New Owner:	Send Tax Bills to:	Tax Information:
April M. Herbst and Christopher Herbst, 21 Vaughns Gap Road, Unit 14 Nashville, TN 37205	SAME AS NEW OWNERS	129-15-0A-014.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Blair Teasdale, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **April M. Herbst and Christopher Herbst, wife and husband**, hereinafter called the Grantees, their successors 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. 14, on the Horizontal Property Regime for Belle Meade Highlands Condominium, as recorded in the Master Deed of record in Book 7091, page 302 and amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete as set forth in said Master Deed.

Being the same property conveyed to Blair Teasdale by Warranty Deed from Douglas Crews, unmarried of record in Instrument No. 20211202-0159883 Register's Office for Davidson County, Tennessee, dated November 24, 2021 and recorded on December 02, 2021.

Map/Parcel 129-15-0A-014.00-CO

Timothy Robert Teasdale, spouse of the Grantor, hereby joins in the execution of this instrument to convey any marital interest he may have in the subject property.

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

This property is improved property known as: 21 Vaughns Gap Road, Unit 14, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 7th day of April, 2026

Blair Teasdale

Timothy Robert Teasdale

STATE OF TENNESSEE

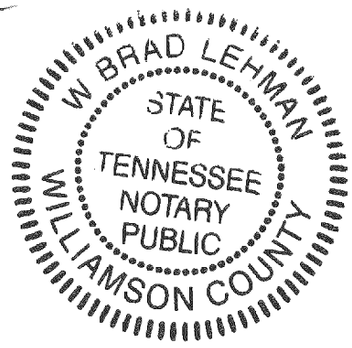
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Blair Teasdale and Timothy Robert Teasdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 7th day of April, 2026.

Notary Public

My Commission Expires: 8/19/2028



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tameika Jones, do hereby make oath that I am a licensed attorney and/or 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 on April 9th, 2026.

Tameika Jones
Custodian's Signature

04/09/2026
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of April, 2026.

Rosemary Holst
Notary Public

MY COMMISSION EXPIRES: 5/9/2026

