THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9421-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2026. Notary Public MY COMMISSION EXPIRES: 11-5-2029

Karen Johnson Davidson County
Batch# 1405184 DEEDWARR
04/14/2026 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260414-0030403

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby Elizabeth Brown	New Owners	
4505 Harding Pike Unit 175		116-03-0B-175.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Barbara Applegate, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby Elizabeth Brown, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 175, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners Association, a horizontal property regime established by Master Deed, of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and on the Plan of Royal Oaks Apartments of record in Plat Book 5200, page 45, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara B. Applegate, unmarried, by Warranty Deed from Martha Ann G. Elliott, unmarried of record in Book 7312, Page 16, Register's Office for Davidson County, Tennessee, dated July 28, 1987 and recorded on July 31, 1987.

Being the same property conveyed to Barbara Bradfield Applegate, Trustee of the Barbara Bradfield Applegate Living Trust, established by the Revocable Trust Agreement of Barbara Bradfield Applegate dated February 3, 2017, by Quitclaim Deed from Barbara Bradfield Applegate of record in Instrument No. 20170213-0015058 Register's Office for Davidson County, Tennessee, dated February 3, 2017 and recorded on February 13, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4505 Harding Pike Unit 175, 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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this the 13th day of April, 2026.

Barbara Applegate

Barbara Applegate

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara Applegate,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of April, 2026.

My Commission expires: 3/20/28

Leslie Isabell

Notary Public

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 4/14/26.

Affiant Signature

4/14/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of April, 2026

Notary's Signature

(Notary Seal)
MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON