Karen Johnson
Batch # 1409723
04/22/2026 10:25:46 AM
Fees: $18.00 Taxes: $999.00

Davidson County
DEEDWARR
3 pgs

20260422-0033190

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39169	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $270,000.00 Affiant Subscribed and sworn to before me this 20th day of April, 2026. Notary Public My Commission Expires: 11-5-29

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Martha Troutman 3000 Hillsboro Pike #135 Nashville, TN 37215	Northpointe Bank 3333 Deposit Drive NE Grand Rapids, MI 49546	Map and Parcel No.: 117030A13500CO

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, John E. Benz and wife, Naroma Benz ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Martha Shea Troutman, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3000 Hillsboro Pike #135, Nashville, TN 37215.

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

And Grantors covenants that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 20th day of April, 2026.

GRANTORS:

John E. Benz

Naroma Benz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John E. Benz and Naroma Benz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2026.

Notary Public
My Commission Expires: 3/8/28

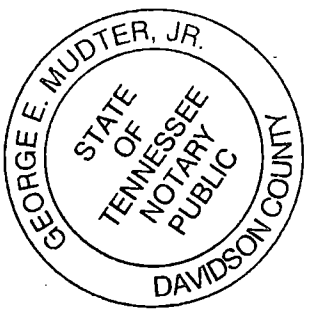


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 135 of Versailles Apartments, of record in Book 5050, Page 80, as corrected by surveyor's certificate of correction of record in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, a Horizontal Property Regime, created under Title 66, Section 27-101, at seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Versailles Townhomes Homeowners Association of record in Book 5168, Page 944 with amendment to ByLaws recorded in Book 5589, Page 367 and Book 5659, Page 641 as re-recorded in Book 5667, Page 375 and further amended in Book 7770, Page 955 and Book 8434, Page 719, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Master Deed.

Being the same property conveyed to John E. Benz and wife, Naroma Benz by deed dated February 29, 2008 from Malinda A. Beadle, a single person, of record in Instrument No. 20080307-0023505, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VERSAILLES APARTMENTS, as recorded in Plat Book 5050, Page 80 with Surveyor's Certificate of Correction recorded in Book 5171, Page 153.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VERSAILLES TOWNHOMES HOMEOWNER'S ASSOCIATION Condominium of record in Book 5168, Page 944 with amendment to ByLaws recorded in Book 5589, Page 367 and Book 5659, Page 641 as re-recorded in Book 5667, Page 375 and further amended in Book 7770, Page 955 and Book 8434, Page 719; 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.
6. Easement for Sanitary Sewer, recorded in Book 3531, Page 592.
7. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4158, Page 34.
8. Easement recorded in Book 4240, Page 209 and Instrument No. 20171127-0120858.