Karen Johnson Davidson County
Batch# 1411069 DEEDWARR
04/24/2026 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $3,644.50
20260424-0034897

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39148-03-2026**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $985,000.00. Affiant Subscribed and sworn to before me this 23rd day of April, 2026. Notary Public My Commission Expires: 11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

WARRANTY DEED

Address New Owner: Daniel Tanner, Rachael Tanner 1207 Grandview Avenue Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117160C00200CO

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, **Scott Vick and Lauren Vick, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel Tanner and Rachael Tanner, husband and wife** ("Grantees"), their 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 1207 Grandview Avenue, Nashville, TN 37215.

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

And Grantors covenant that they 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 covenants and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 23rd day of April, 2026.

Scott Vick

Lauren Vick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Vick and Lauren Vick, 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 23rd day of April, 2026.

Notary Public

My Commission Expires:



EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being Unit B of Grandview Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing a Planned Unit Development for Grandview Condominiums of record in Instrument Number 20040310-0027438, as amended at Instrument No. 20050310-0026849, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Scott Vick and Lauren Vick, husband and wife, by deed dated September 27, 2023 from Jarrod Parker, an unmarried man, and Lauren Michele Medwed, an unmarried woman, of record in Instrument No. 20230929-0076375, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien but not yet due and payable. which have been prorated by the parties and assumed by the Grantees.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Grandview Condominiums, of record in Instrument No. 20040310-0027438, amended in Instrument No. 20050310-0026849, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the amended Master Deed in Instrument No. 20050310-0026849, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/23/2026.

Date

Affiant Signature

4/23/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of April, 2026.

Notary's Signature

My Commission Expires: February 12th, 2030

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-12-2030