Karen Johnson Davidson County
Batch# 1411115 DEEDWARR
04/24/2026 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260424-0034967

STATE OF Florida
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd DAY OF April, 2026

NOTARY PUBLIC
My Commission expires: _____

LESLIE A GARCIA
Commission # HH 481003
Expires January 27, 2028

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26030004

Address of New Owner
Tracye Denise Gayters
And Ann Buchanan
2622 Nashboro Boulevard
Nashville, TN 37214

Send Tax Bills To:
Tracye Denise Gayters
Ann Buchanan
2622 Nashboro Boulevard
Nashville, TN 37214

Tax Information:
135-12-0E-297.00 CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Luke H. Hilliard and Karlie N. Hilliard, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tracye Denise Gayters, an unmarried woman and Ann Buchanan, an unmarried woman** hereinafter called the **Grantees**, their heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to be held as tenants in common with right of survivorship, with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, being Lot No. 297 on the Plan of Phase One, Nashboro Village at Fairway Pointe Tract #21 of record in Plat Book 4660, Page 159, Register's Office for Davidson County, Tennessee, as shown on Amendment to the Restrictions of record in Instrument No. 20050222-0018814, RODCT, and Instrument No. 20031118-0168332, RODCT, and as now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Pointe, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Luke H. Hilliard and Karlie N. Hilliard, husband and wife, by Warranty Deed from SPH Property Two LLC, a Delaware Limited Liability Company, dated 02/10/2020 and recorded on 02/24/2020 in Instrument No. 20200224-0019935, Register's Office for Davidson County, Tennessee.

This is property generally located:
2622 Nashboro Boulevard, Nashville, TN 37217

SUBJECT TO THE FOLLOWING:

1. 2026 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Matters shown on the Plan of record in Book 4660, Page 159, said Register's Office for Davidson County, Tennessee.
3. Matters shown on the Plan of record in Book 4860, Page 74, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Nashboro Village, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4827, Page 14, as supplemented in Book 5469, Page 840, and Book 7751, Page 907, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Fairway Pointe Homeowners Association, Inc., including, but not limited to,

easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11703, Page 520, amended in Instrument No. 200003160027171, Instrument No. 20010322-0027768, Instrument No. 20031118-0168332, Instrument No. 20050222-0018813, and Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee.

6. Fairway Pointe Homeowners Association, Inc. Parking Rules of record in Instrument No. 20091105-0102438, Instrument No. 20110923-0073937, Instrument No. 20190313-0023223, and Instrument No. 20190626-0062010, Register's Office for Davidson County, Tennessee.
7. Fairway Pointe Homeowners Association Rule Regarding De-Icing Sidewalks and Driveways of record in Instrument No. 20190313-0023224, Register's Office for Davidson County, Tennessee.
8. Overhead Line Easement of record in Book 4815, Page 425, and Book 4821, Page 109, Register's Office for Davidson County, Tennessee.
9. License to Use Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.
10. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from WDN Properties, Ltd. to Web Service Co., Inc., of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.
11. N.E.S. Utility Easement of record in Book 11594, Page 297, and Book 11594, Page 299, Register's Office for Davidson County, Tennessee.
12. Easement for Sanitary Sewers of record at Book 7225, Page 239, Book 8870, Page 887, and Book 8870, Page 832, Register's Office for Davidson County, Tennessee.
13. Easement for Cable Television of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Luke H. Hilliard and Karlie N. Hilliard** have caused this instrument to be executed, this the 22 day of April, 2026.

Luke H. Hilliard

Karlie N. Hilliard

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Luke H. Hilliard and Karlie N. Hilliard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 22 day of April, 2026.

My Commission expires: 7/25/26

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC LEWIS BRONER MCCOY CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Vanessa D, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/22/26 (date of document).

Vanessa D

Affiant Signature

4/22/26

Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this 22nd day of April, 2026.

NOTARY PUBLIC STATE OF FLORIDA
LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL