Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Karen Johnson Davidson County
Batch# 1413857 DEEDWARR
04/30/2026 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $2,079.40
20260430-0038540

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $562,000.00

Affiant

Subscribed and sworn to before me this 29th day of April, 2026.

Notary Public
My commission expires: 3/4/29

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michelle Greenberg and Andy Greenberg 4120 Ridgefield Drive 201 Nashville, TN 37205	Same	116-03-0M-201-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Mary Louise Seawright, an unmarried woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Andy Greenberg and Michelle Greenberg, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 201 of Belle Meade Court Condominium, a Horizontal Property Regime, 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 of record in instrument Number 20081223-0122172, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Mary Louise Seawright, unmarried, by deed from Linda Antionette Licalsi and Anita Carla Licalsi, Co-Trustees of the Carla Licalsi Revocable Trust and Anita Carla Licalsi, Trustee of the Anita Carla Licalsi Reocable Trust and Linda Antoinette Licalsi, a single person of record in Instrument No. 20170222-0017702, Register's Office for Davidson County, Tennessee, and dated February 17, 2017.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Belle Meade Court Condominiums of record in Instrument No. 20081112-0111752 Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20070208-0016683 Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, and Pumps and Appurtenances of record in Instrument No. 20070306-0027614 Register's Office for Davidson County, Tennessee.

5. Declaration of Right of Way Easement with Covenants and Restrictions of record in Instrument No. 20070404-0040334 Register's Office for Davidson County, Tennessee.

6. Subject to the Master Deed, recorded as Instrument #20081223-0122172 in the official records of the Davidson County Register of Deeds.

7. Charter of Belle Meade Court Condominium Association of record in Instrument No. 20081217-0120665 Register's Office for Davidson County, Tennessee.

8. By-Laws of record in Instrument No. 20101207-0097450 Register's Office for Davidson County, Tennessee.

This property is improved property known as 4120 Ridgefield Drive, 201, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 29 day of April, 2026.

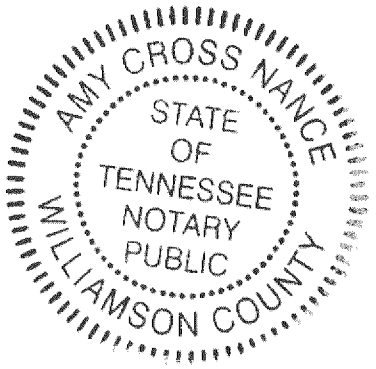
Mary Louise Seawright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of April, 2026, before me personally appeared Mary Louise Seawright, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at Franklin, Tennessee, this 29th day of April, 2026.

Notary Signature
My commission expires: 2/7/27



I, Amy Cross Nance, 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 this 29th day of April 2026

Dated 4-30, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 29 day of April, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL