THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454097**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,970.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2026. Notary Public My Commission Expires:

Karen Johnson
Batch # 1414022
05/01/2026 09:56:53 AM
Fees: $13.00 Taxes: $1,169.09
20260501-0038768

Davidson County
DEEDWARR
2 pgs

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

WARRANTY DEED

Address New Owner: Leslie C. Snodgrass 100 Deerfield Lane Oak Ridge, TN 37830	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 08 0A 018.00

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, **Rebecca Edelen Talley, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leslie C. Snodgrass**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Unit No.301, Building A, in a Horizontal Property Regime as shown on the condominium site plan of WESTLAWN GREEN CONDOMINIUMS, as of record in Plat Book 5200, Pages 20, 21, 22, 23 & 24, Register's Office, Davidson County, Tennessee

Being the same property conveyed to Rebecca Edelen Talley, an unmarried woman, by Warranty Deed from Andrew T. Diehl, unmarried, of record in Instrument No. 20170417-0036522, in the Register's Office of Davidson County, Tennessee, dated April 13, 2017 and recorded on April 17, 2017.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTLAWN GREEN, as recorded in Plat Book 5200, Page(s) 20 TO 24.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTLAWN GREEN Condominium of record in Book 5238, Page 863 as amended in Book 5266, Page 22; 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.

Charter for Westlawn Green Homeowners Association, Inc. recorded as Book 5234, Page 719.

Bylaws for Westlawn Green a Condominium recorded as Book 5238, Page 872 and Book 6748, Page 423 as amended in Instrument No. 20201103-0128517.

This is improved property located at 4425 Westlawn Drive A301 Nashville TN 37209

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 30th day of April, 2026.

Rebecca Edelen Talley

STATE OF ~~TENNESSEE~~ NC 22)
COUNTY OF ~~DAVIDSON~~ Gaston 22)

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

Witness my hand, at office, this ~~30th~~ 29th 22 day of April, 2026.

Notary Public
My Commission Expires: 04/22/2030

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2030