Karen Johnson Davidson County
Batch# 1414167 DEEDWARR
05/01/2026 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20260501-0038897

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

B. Hunter
Affiant



Subscribed and sworn to before me, this 30th day of April, 2026.

Notary Public:
My Commission Expires: 6/20/28

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Sonica Shaday Williamson 2060 Nashboro Blvd Nashville TN 37217	New Owner	135-12-0B-050.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John Perry Chaffin, Jr., unmarried man**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Sonica Shaday Williamson, single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 50, as shown on the map entitled Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, Pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to John Perry Chaffin Jr., unmarried man, by Warranty Deed from Megan Yarber, unmarried, dated10/4/2022 and recorded 10/5/2022 in Instrument No. 20221005-0109698, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11703, Page 520, as amended in Instrument Nos. 20000316-0027171, 20031118-0168332, 20050222-0018813 and 20050222-0018814, Register's Office of Davidson County, Tennessee.

Subject to 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 of Davidson County, Tennessee.

Subject to Rules Regarding De-Icing Sidewalks and Driveways in Instrument No. 20190313-0023224, Register's Office of Davidson County, Tennessee.

Subject to HOA Charter in Book 11703, Page 518, Register's Office of Davidson County, Tennessee.

Subject to Conveyance of Common Areas in Instrument Nos. 20001010-0100360 and 20021211-0152724, Register's Office of Davidson County, Tennessee.

Subject to Stormwater Detention Agreement in Instrument No. 20020815-0098780, Register's Office of Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on Boundary Plat of record in Book 4660, Page 156, Register's Office of Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Book 11700, Pages 49 and 50, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 2060 Nashboro Boulevard, Nashville, TN 37217

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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.

Witness my/our hand(s) this the 30th day of April, 2026.

John Perry Chaffin, Jr.

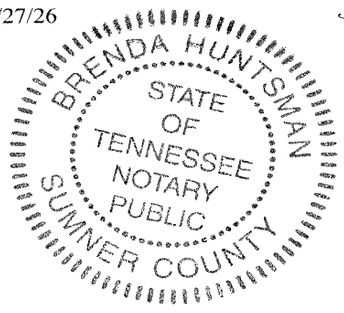
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named John Perry Chaffin, Jr., the bargainor(s), 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.

Witness my hand and official seal, this 30th day of April, 2026.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, **Devon J. Sutherland**, do hereby make oath that I am a licensed attorney and 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 4/30/26.

Date

Affiant Signature

4/30/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of April, 2026.

Notary's Signature

My Commission Expires: 9/27/26
Date

Notary's Seal (if on paper)

