THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17500-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 432,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2026. Notary Public MY COMMISSION EXPIRES: 7/3/28 (AFFIX SEAL)

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Sneed and Robin Buchanan		
4505 Harding Pike #116	New Owner	116-03-0B-116.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary Love Rose, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry Sneed and Robin Buchanan, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 116 as shown on the plat of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, page 45, Register's Office for said County, same being a condominium apartment within the horizontal property regime established by the Master Deed of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to Jacque R. Angelus, unmarried by Warranty Deed from Joseph M. Williamson, Jr. and wife, Elise Swift Williamson of record in Book 10588, Page 176, Register's Office for Davidson County, Tennessee, dated August 25, 1997 and recorded on August 29, 1997.

Being the same property conveyed to Jacque R. Angelus, unmarried and Mary Love Rose, married, as Joint Tenants with Right of Survivorship by Quitclaim Deed from Jacque R. Angelus, unmarried of record in Instrument No. 20230420-0029050 Register's Office for Davidson County, Tennessee, dated April 18, 2023 and recorded on April 20, 2023. The said Jacque R. Angelus having since died on or about October 20, 2023, leaving Mary Love Rose surviving tenant by the entirety.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4505 Harding Pike #116, Nashville, TN 37205**

Karen Johnson Davidson County
Batch# 1414201 DEEDWARR
05/01/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20260501-0038945

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness our hands this the ____ day of _____, _____.

Mary Love Rose

Mary Love Rose

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Love Rose,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of April, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kim Murray, 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 is a true and correct copy of the original document executed and authenticated according to law on 4/30/26.

Kim Murray
Signature

Date: 4/30/26

STATE OF TENNESSEE
COUNTY OF Williamson

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

Janice H. Collins
Notary Public

My commission Expires: 5/8/29

SEAL

