Karen Johnson Davidson County
Batch# 1414244 DEEDWARR
05/01/2026 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260501-0038997

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353832** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2026. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Davis and Nora Davis 222 Polk #503 Nashville TN 37203	New Owner	Tax Parcel ID No. 093 05 2A 118.00

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, **Lydia C. Peelle, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Davis and Nora Davis, husband and wife,** ("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, being Unit No. 503 on the Plan of WATAUGA CONDOMINIUMS (formerly known as Polk Manor), according to the Master Deed of record in Instrument No. 20061025- 0132105 in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lydia C. Peelle, by Quitclaim Deed from Jay K.M. "Ketch" Secor and Lydia C. Peelle, Co-Trustees of The Miller Child Company Trust dated December 12, 2013, of record in Instrument No. 20191122-0121136, in the Register's Office of Davidson County, Tennessee, dated November 22, 2019 and recorded on November 22, 2019.

Being the same property conveyed to The Miller Child Company Trust, agreement date of 12/12/13, by Warranty Deed from Robert W. Anderson and Susan F. Anderson, husband and wife, of record in Instrument No. 20160810-0083222, in the Register's Office of Davidson County, Tennessee, dated August 08, 2016 and recorded on August 10, 2016.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WATAUGA CONDOMINIUMS (formerly known as Polk Manor) Condominium of record in Book 6339, Page 281, as amended in Book 6697, Page 889, Amended and Restated in Instrument No. 20061025-0132105; Certification of Electronic Document recorded in Instrument No. 20061026-0132845; Amendment to Amended and Restated Master Deed recorded in Instrument No. 20180123-0007047 and Instrument No. 20230814-0062951; Assignment of Assessments and Fees recorded in Instrument No. 20240821-0064263; 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 Watauga Condominiums Homeowners' Association, Inc., recorded as Instrument No. 20061005-0123859.

Charter for Watauga Condominiums, Inc., recorded as Instrument No. 20061017-0128710.

This is improved property located at 222 Polk #503 Nashville TN 37203

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.

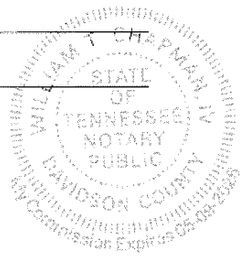
Lydia C. Peelle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lydia C. Peelle, 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 day of April, 2026.

Notary Public
My Commission Expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 April 30, 2026

Affiant Signature

April 30, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30 day of April, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY