Karen Johnson Davidson County
Batch# 1418042 DEEDWARR
05/08/2026 12:45:30 PM 4 pgs
Fees: $23.00 Taxes: $647.50
20260508-0041731

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Elliott Duke	Same as new owner	117 11 0B 084.00
(NAME) 3600 Hillsboro Pike Unit F4	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jamie LeAnn Mashburn, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **John Elliott Duke, an unmarried man** (the "**Grantee**), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 3600 Hillsboro Pike, Unit F4, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 7th day of May, 2026.

GRANTOR:

Jamie LeAnn Mashburn

Jamie LeAnn Mashburn

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jamie LeAnn Mashburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 7th day of May, 2026.



Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

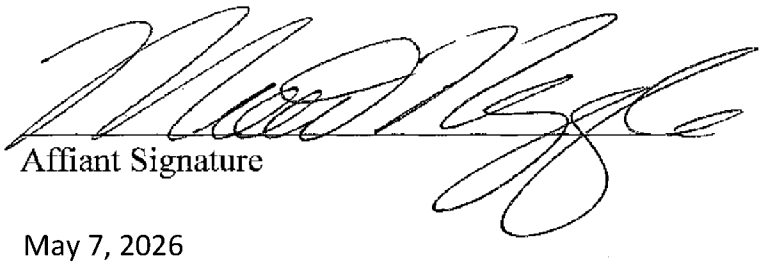
A certain condominium apartment in Davidson County, Tennessee, being Unit No. F-4 on the Plan of REVISED THE VILLAGER EAST CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Page 235, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jamie LeAnn Mashburn, by Executor's Deed from Gary Chance, as Executor of the Estate of John Wesley Riels a/k/a John Wesley Ryles, deceased, of record in Instrument No. 20260219-0013391, in the Register's Office of Davidson County, Tennessee, dated February 05, 2026, and recorded on February 19, 2026.

Being the same property conveyed to John Wesley Riels and wife, Janice Ann Riels, by Warranty Deed from Michael S. Bligh, unmarried, of record in Book 9370, Page 248, in the Register's Office of Davidson County, Tennessee, dated May 30, 1994, and recorded on June 06, 1994; as corrected in Book 9453, Page 280, in the Register's Office for Davidson County, Tennessee. The said Janice Ann Riels died on December 30, 1997, then John Wesley Riels died December 02, 1950, testate, devising subject property to Jamie Leeann Mashburn, See Probate Case 25PR-744, Davidson County Tennessee, in the Chancery (Probate) Court for Sumner County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 May 7, 2026.



Affiant Signature

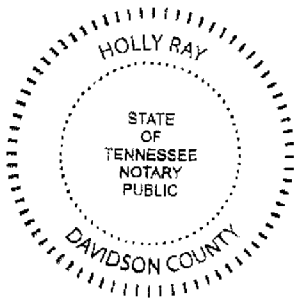
May 7, 2026

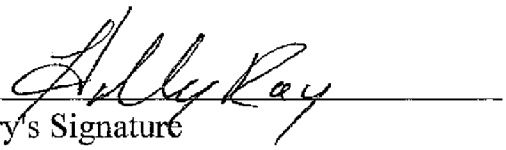
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of May, 2026.





Notary's Signature

My Commission Expires: 03/09/27