Karen Johnson Davidson County
Batch# 1418752 DEEDWARR
05/11/2026 01:04:30 PM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20260511-0042282

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this day of , A.D., 20 , by and between

J. Michael Grooms, an unmarried man

First Party, and

Eloise N. Key, an unmarried woman

Second Parties,

WITNESSETH: That said First Party, for and in consideration of the sum of --------One and NO/100---------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being part of the Hillsborough Condominium tract as shown on plat of recorded in Plat Book 6250, Page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit No. 106 on the section plat, as shown and described by the Master Deed establishing a Horizontal Property Regime with respect to the Hillsborough Condominium, including the Plan and Administrative By-Laws thereunto attached and exhibited of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Michael Grooms, an unmarried man by Deed dated January 12, 2024 from Andrew P. Scholz, a single man and Amy W. Scholz and John M. Scholz, husband and wife, recorded January 22, 2024, in Instrument Number 202401220003266, in the Official Records of Davidson County, Tennessee.

OWNER:
Eloise N. Key
106 Forest Place Circle
Nashville, TN 37215

RESPONSIBLE TAXPAYER:

New owner

CLT # 131-05-0C--106-00 CO

MR-TRS-106

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Party hereunder set his/her hand and seal the day and year first above written.

✕ _____
J. Michael Grooms

✓STATE OF TEXAS

✓COUNTY OF Dallas

Personally appeared before me, J. Michael Grooms, an unmarried man, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of April, 2026.

✓_____
Notary Public

My Commission Expires: ✓ 2/23/2028

CATHERINE ANN BASILE
Notary Public, State of Texas
Comm. Expires 02-23-2028
Notary ID 128892643

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 605,000.00.

Affiant

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Subscribed and sworn before me this the 8th day of MAY, 2026.

Signature of Notary Public

Notary Seal

REBECCA HARRIS

Printed Name of Notary

8/19/2028

Commission Expiration

REBECCA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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Certificate of Authenticity

I, J. Trent Lehman, 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 4/29/2026.

Date

Affiant Signature

5/11/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of May, 2026.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

