WARRANTY DEED

Karen Johnson Davidson County
Batch# 1420835 DEEDWARR
05/14/2026 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260514-0043552

File #26-TC-5025-6F

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cathy A. Florek	**NEW OWNER**	
(NAME)	(NAME)	**131 01 0D 039.00**
542 Little Channing Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LEAH EARL, UNMARRIED,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CATHY A. FLOREK, AN UNMARRIED PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being Unit No. 39, also known as Apt 6F, on the plan of GEORGETOWN APARTMENTS, CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Page 4, Register's Office for said county, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, page 325, as amended in Book 5616, Page 133; Book 6079, Page 516; Book 10225, Page 413, and Instrument No. 20120823-0076049, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Leah Earl, unmarried, by Warranty Deed from Mary Lambeth Gomez and husband, Noland A. Gomez, of record in Instrument No. 20170705-0067136, in the Register's Office of Davidson County, Tennessee, dated June 27, 2017, and recorded on July 05, 2017.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.
* Covenants, Conditions and Restrictions as set forth in Master Deed for 5025 Hillsboro Homeowners' Association recorded in Book 5211, Page 325 as amended in Book 5616, Page 133 and Book 6079, Page 516 and affected with Appointment of Successor Trustee recorded in Book 10225, Page 413 and Instrument No. 20120823-0076049.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4168, Page 940 and Book 4308, Page 575.
* Easement recorded in Book 7873, Page 859; Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558.
* Charter for 5025 Hillsboro Homeowners' Association recorded as Book 5233, Page 459.
* Deed of Conveyance recorded as Book 4308, Page 650.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5025 Hillsboro Pike, Apt. 6F, Nashville, TN 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14th day of May, 2026.

Leah Earl

Leah Earl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2026, before me personally appeared Leah Earl, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of May, 2026.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of May, 2026.

Affiant Signature

Date 5/14/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027