RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-39064-26

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1420843 DEEDWARR
05/14/2026 02:24:40 PM 2 pgs
Fees: $13.00 Taxes: $1,956.93
20260514-0043560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of May 2026.

NOTARY PUBLIC

My commission expires:

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Wilson, III 4487 Post Place, 169 Nashville, TN 37205	Same address as new owner	103-15-0B-169-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED AND 00/100 Dollars ($528,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FREDERICK H. CROOM, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHARLES D. WILSON, III** , hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 169 on the Plan of Lions Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frederick H. Croom from Joseph T. Bridges, married, by Warranty Deed dated October 8, 2024 and recorded October 10, 2024 in Instrument #20241010-0078680, said Register's Office.

Being the same property PREVIOUSLY conveyed to Joseph T. Bridges, a single man, from Roxane Taylor and Alan D. Taylor, wife and husband, by Warranty Deed dated February 19, 2021 and recorded February 24, 2021 in Instrument #20210224-0022952, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4487 Post Place, 169, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13th day of May, 2026

GRANTOR(S)

Frederick H. Croom

Frederick H. Croom

STATE OF ~~TENNESSEE~~ BAL North Carolina
COUNTY OF Chatham

Personally appeared before me, a Notary Public, Frederick H. Croom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of May 2026.

Notary Public, State of North Carolina
Beverly Ann Loftin
Alamance County
Expires 10/19/2030

Beverly Ann Loftin

Notary Public

Beverly Ann Loftin

Printed Notary Name

My commission expires: 10-19-2030