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Karen Johnson
Batch # 1420849
05/14/2026 02:38:53 PM
Fees: $18.00 Taxes: $2,719.50
Davidson County
DEEDWARR
3 pgs
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THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39137	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me this 11th day of May, 2026. Notary Public My Commission Expires: 1/22/30

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Taylor Zarzour and Margaret Currie Zarzour 101 Nichols Court Nashville, TN 37205	PNC Bank 3232 Newmark Drive Miamisburg, OH 45342	Map and Parcel No.: 116-03-0E-001.00CO

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, Becki C. Pickett and Richard Pickett, a married couple ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Robert Taylor Zarzour and Margaret Currie Zarzour, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 101 Nichols Court, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 12th day of May, 2026.

GRANTOR:

Becki C. Pickett

Richard Pickett, by Becki Corley Pickett
His Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Becki C. Pickett, 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 12th day of May, 2026.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Becki Corley Pickett, 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, and who further acknowledged that she is the Attorney-in-Fact for Richard Pickett, and she is authorized by Richard Pickett to execute this instrument on his behalf.

Witness my hand, at office, this 12th day of May, 2026.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 1 of Nichols Court, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Nichols Court of record in Book 6087, Page 444, as amended in Book 6096, page 70, and in Book 6197, page 642, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit A to said Master Deed.

Being the same property conveyed to Becki C. Pickett and Richard Pickett, a married couple, by deed dated May 8, 2023 from William R. Oglesby, married and Lauren Oglesby Thomas, formerly Lauren C. Oglesby, married, of record in Instrument No. 20230511-0035283, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Nichols Court Condominiums, of record in Book 6087, page 444, amended in Book 6096, page 70 and in Book 6197, page 642, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6054, page 268, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 496, Register's Office for Davidson County, Tennessee.
7. Easement for sewer purposes of record in Book 5927, page 75, Register's Office for Davidson County, Tennessee.
8. Easement and restrictions of record in Book 5927, page 78, corrected in Book 5944, page 868, Register's Office for Davidson County, Tennessee.