Karen Johnson Davidson County
Batch# 1421215 DEEDWARR
05/15/2026 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20260515-0044030

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 180,000.00.

Affiant

Subscribed and Sworn before me this 15th day of May, 2026.

Notary Public
My commission expires: 11-5-29

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Michael A. Berkes **2601 Hillsboro Pike, A5, Nashville, TN 37212**	New owner	117-03-0B 005.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sharon Armer N.K.A. Sharon Hill, a married person,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael A. Berkes, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A-5 of The Villager Condominium Apartments, erroneously noted as the Village Condominium Apartments on previous Deed, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 201 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to James Jacob Nicely, IV by deed from Douglas Mae Grisham, unmarried of record recorded April 24, 2001 in Document No. 20010424-0040365, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Sharon Armer by Warranty Deed from James Jacob Nicely, IV dated April 2, 2004 and recorded April 14, 2004 of record in Instrument No. 20040414-0042253, Register's Office for Davidson County, Tennessee.

Sharon Armer is now married and is now known as Sharon Hill. Subject property is not the principal residence of Grantor, their spouse, or any dependents.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Book 5200, Page 201, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5434, page 665, as corrected in Book 5487, page 967, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is [X] improved [ ] unimproved property known as 2601 Hillsboro Pike, A5, Nashville, TN 37212.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 15th day of May, 2026.

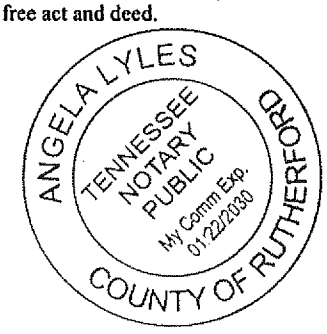
Sharon Hill

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 15th day of May, 2026, before me personally appeared Sharon Hill, 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 15th day of May, 2026.

Notary Signature
My commission expires: 1/22/30



Certificate of Authenticity

I, Nancy Enoch, do hereby make oath that I am a licensed attorney and/or 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 15th, 2026.

Nancy Enoch
Affiant Signature

May 15th, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

15th day of May 2026

Notary's Signature

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires: 5/8/2028

Notary's Seal