Karen Johnson Davidson County
Batch# 1422085 DEEDWARR
05/19/2026 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260519-0045011

WARRANTY DEED

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

File No. AP-26-2113

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Katherine Ann Mabry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2026

Eileen K. Hopkins
Notary Public

MY COMMISSION EXPIRES: 7-7-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Ann Mabry (NAME)	Legacy Home Loans, LLC (NAME)	
4505 Harding Pike, #166 (ADDRESS)	408 Highway 76 (ADDRESS)	116-03-0B-166.00-CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	White House, TN 37188 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Michael Nash and Francis Craig Nash, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Ann Mabry, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 166 on the Plan of Royal Oaks Apartment, a Condominium, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, of 4505 Harding Road Homeowner's Association, as described in Book 5282, Page 972, Register's Office for Davidson County, Tennessee.

Previous deeds erroneously referenced the Plat Book and Page as Book 5260, Page 45.

Being the same property conveyed to Donia Craig Dickerson by Warranty Deed from Sarah M. Dawson, unmarried of record in Book 9712, Page 561, Register's Office for Davidson County, Tennessee, dated June 22, 1995 and recorded on June 26, 1995.

Said Donia Craig Dickerson having since deceased.

Being the same property conveyed to Craig Nash and Charlotte Crandall Dickerson Hall, as tenants in common in equal shares, any and all interest of Donia Craig Dickerson and the Estate of Donia Craig Dickerson by Executor's Quitclaim Deed from Estate of Donia Craig Dickerson of record in Instrument No. 20160115-0004507 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on January 15, 2016.

Being the same property conveyed to Charlotte Crandall Dickerson Hall, a 50% undivided interest, Francis Craig Nash, a 25% undivided interest and Michael Nash, a 25% undivided interest by Quitclaim Deed from Craig Nash and Charlotte Crandall Dickerson Hall of record in Instrument No. 20201109-0131277 Register's Office for Davidson County, Tennessee, dated November 05, 2020 and recorded on November 09, 2020.

Being the same property conveyed to Michael Nash and Francis Craig Nash, husband and wife by Quitclaim Deed from Charlotte Crandall Dickerson Hall of record in Instrument No. 20201125-0138573 Register's Office for Davidson County, Tennessee, dated November 17, 2020 and recorded on November 25, 2020.

This is property more commonly known as 4505 Harding Pike, #166, Nashville, TN 37205

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THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands effective the 15th day of May, 2026.

Michael Nash

Francis Craig Nash

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2026, before me personally appeared Michael Nash, 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:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2026, before me personally appeared Francis Craig Nash, 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.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, George Mudter 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 May 15, 2026 (date of document).

Affiant Signature

5/15/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of May 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027