Karen Johnson Davidson County
Batch# 1422160 DEEDWARR
05/19/2026 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20260519-0045201

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0226

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anna Schneider	NEW OWNER	Map: 090-11-0A-082.00CO
(NAME) 515 Basswood Ave, Unit 82	(NAME)	
(ADDRESS) Nashville, TN 37201	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILDA DAVIS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANNA SCHNEIDER, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 82, as shown on the Plat of Rock Harbor Condominiums, of record in Book 6153, Pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, et. seq., said Register's Office.

Being part of the same property conveyed to Garndal Davis and wife, Wilda Davis, by Quitclaim Deed from Garnetta D. Hays, of record in Instrument No. 200004200039779, dated April 18, 2000, Register's Office for said County. The said Garndal Davis having since died and title vested in Wilda Davis as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 71, said Register's Office; (3) Lease to Home Coin Laundries of record in Book 4726, Page 568 and Book 5114, Page 37, in the Register's Office for Davidson County, Tennessee; (4) Flowage Easements to USA of record in Book 2147, Page 42 and Book 4196, Page 206, in the Register's Office for Davidson County, Tennessee; (5) Water Main Easement of record in Book 4664, Page 21, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6153, Page 421, restated in Book 6162, Page 251 and amended in Book 7369, Page 206 and Instrument No. 20060109-0002574, and By-Laws in Book 6153, Page 448, amended in Book 6896, Page 661, Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 515 Basswood Ave, Unit 82, Nashville, TN 37201
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 19th day of May, 2026.

Wilda Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilda Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 19th day of May, 2026.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 19, 2026.

(AFFIANT) – Karen Suggs

05/19/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 19th day of May, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY