THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260453963** Karen Johnson Davidson County Batch # 1424938 DEEDWARR 05/26/2026 11:08:05 AM 2 pgs Fees: $13.00 Taxes: $2,775.00 20260526-0047463	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00 Affiant Subscribed and sworn to before me, this 22nd day of May, 2026. Notary Public My Commission Expires:

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Randall D. Brady and Nancy J. Vye 620 Estes Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 04 0B 005.00

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, **Judith A. Neal, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randall D. Brady and Nancy J. Vye, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a Unit A-4 on the Plan of Estes Square, a Horizontal Property Regime established by Master Deed of record in Book 6623 page 559, amended in Book 6814, page 224, and Instrument No. 20111227-0101009, Registers Office for Davidson County, Tennessee, said Unit is depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to the Master Deed of in Book 6814, page 224, said Registers Office, and being located upon Lot No 4 on the Plan of Estes Square, of record in Plat Book 6250, page 313, Registers Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Estes Square, a Horizontal Property Regime, the plat filed at Exhibit "B" and Bylaws appended thereto to said Master Deed are incorporated herein by reference and made a part hereof the same as though copied herein, together with an interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Judith A. Neal, unmarried, by Warranty Deed from Mary L. Greer, unmarried, of record in Instrument No. 20230720-0055924, in the Register's Office of Davidson County, Tennessee, dated July 19, 2023 and recorded on July 20, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Estes Square, as recorded in Plat Book 6250, Page(s) 313.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Estes Square Condominium of record in Book 6623, Page 559, as amended by instrument(s) of record in Book 6814, Page 224 and Instrument No. 20111227-0101009; Amendment to Bylaws recorded in Book 6991, Page 141 and Book 7420, Page 430; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6623, Page 555.

Agreement as set forth in instrument recorded in Book 7578, Page 715.

Road Maintenance Declaration recorded in Book 6395, Page 76 and Book 6483, Page 951.

This is improved property located at 620 Estes Road Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 21st day of May, 2026.

Judith A. Neal

Judith A. Neal

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ NASSAU)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judith A. Neal, 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. By means of physical presence, produced FL driver license as identification.

Witness my hand, at office, this 21st day of May, 2026.

LaWanda King-Butler

Notary Public LaWanda King-Butler
My Commission Expires: 01/13/2029

Notary Public State of Florida
LaWanda King-Butler
My Commission HH 595265
Expires 1/13/2029