26-6082

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson
Karen Johnson Davidson County Batch# 1426679 DEEDWARR 05/29/2026 02:19:30 PM 3 pgs Fees: $18.00 Taxes: $723.35 20260529-0048788	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00. Bailey Warren Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 04/29/2026 Notary Public MY COMMISSION EXPIRES: 11/20/29 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared by and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC

2500 N. Mt. Juliet Rd., Mt. Juliet, TN 37122
File #26-6082

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Robert G. Baily Trust	Same as new owner	**161-05-0A-004.00-CO**
702 Ashlawn Place, Unit A-2, Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Donna R Floyd, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert G. Baily, Trustee of The Robert G. Baily Trust,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A-2 as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, Page 596 and amendment recorded in Book 7168, Page 550, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being the same property conveyed to Donna R. Floyd, an unmarried person, by Warranty Deed from Benny Abraham and Caroline Grinham, Husband and Wife, dated September 10, 2021, of

record in Instrument No. 20210921-0126802, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **702 Ashlawn Place, Unit A-2, Nashville, TN 37211-5829**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 28 day of April 2026.

Donna R Floyd

STATE OF **TENNESSEE**
COUNTY OF Hawkins

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Donna R Floyd**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 28th day of April 2026

NOTARY PUBLIC

My Commission Expires:
08/26/2029

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

Tennessee Certification of Electronic Document

I, Bailey Warren, 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 April 28, 2026 (date of document).

Bailey Warren
Affiant Signature

5-29-2026
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 29 day of May, 2026.

Notary's Signature

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 11/20/29