Karen Johnson Davidson County
Batch# 1426752 DEEDWARR
05/29/2026 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20260529-0048878

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2182

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of May, 2026

Notary Public

Commission Expires: 9/15/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Everette B. Holzapfel, III 6302 Harding Pike Nashville, TN 37205	NEW OWNER	092-16-0D-625-00

WARRANTY DEED

FOR AND IN 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,
Wayne J. Bilder and Helenmae Bilder, Co-Trustees of the Bilder Family Trust dated June 24, 2024
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Everette B. Holzapfel, III, a married man
HEREINAFTER CALLED THE GRANTEES, 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, described as follows, to-wit:

Land lying and being located in Davidson County, Tennessee, being Unit No. 625 of the Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County. Tennessee, and being more particularly described according to ALTA/ ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for the Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof.

Being the same property conveyed to Wayne J. Bilder and Helenmae Bilder, tenancy by entirety by Warranty Deed from Richard J. Redmond, an unmarried man of record in Instrument No. 20210624-0085764 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 24, 2021.

Being the same property conveyed to Wayne J. Bilder and Helenmae Bilder, as Co-Trustees of the Bilder Family Trust, U/A dated: 6/24, 2024 by Quitclaim Deed from Wayne J. Bilder and Helenmae Bilder, husband and wife of record in Instrument No. 20240626-0048040 Register's Office for Davidson County, Tennessee, dated June 24, 2024 and recorded on June 26, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1803 Broadway Unit #625, Nashville, TN 37203

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 so 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.

Dated this the 29th day of May, 2026.

the Bilder Family Trust dated June 24, 2024

By: Wayne J. Bilder
Wayne J. Bilder, Co-Trustee

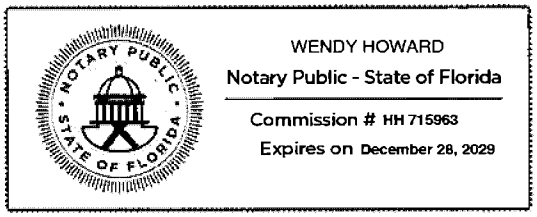
By: Helenmae Bilder
Helenmae Bilder, Co-Trustee

STATE OF Florida
COUNTY OF Pasco

On this 29th day of May, 2026, before me personally appeared Wayne J. Bilder and Helenmae Bilder, Co-Trustees of the Bilder Family Trust dated June 24, 2024, 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 29th day of May, 2026. **Verified ID using DRIVER LICENSE

Wendy Howard
Notary Signature
My commission expires: 12/28/2029



Certificate of Authenticity

I, Joshua A. Terry, 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 5|29|26.

Affiant Signature – Joshua A. Terry

5|29|26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5|29|26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27