Karen Johnson Davidson County
Batch# 1429294 DEEDWARR
06/08/2026 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20260608-0051272

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9574-WE

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 439,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-12-30

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Walter	New Owner	
4200 West End Avenue #208		103-12-0A-009.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(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, **Jeff Champion a/k/a Jeffrey Champion, unmarried**

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

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 208 of Harding House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, page 60, amended in Book 4860, page 82, Register's Office for said county, to which source reference is hereby made for more complete details of description.

Being the same property conveyed to Jeff Champion, unmarried by Warranty Deed from Marie C. Glaser and John W. Fitzpatrick, married of record in Instrument No. 20220209-0014969 Register's Office for Davidson County, Tennessee, dated February 07, 2022 and recorded on February 09, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4200 West End Avenue #208, Nashville, TN 37205**

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 our hands this the 4th day of June, 2026.

Jeffrey Champion

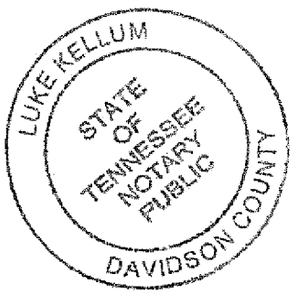
STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Champion,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of June, 2026.

My Commission expires: 10-4-27

Notary Public



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 June 4, 2026.

Affiant Signature

June 4, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of June, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27

202606080051272