Karen Johnson Davidson County
Batch# 1431876 DEEDWARR
06/10/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260610-0052685

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9670-WE

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00.

Cindy M. Blevins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June, 2026

Notary Public

MY COMMISSION EXPIRES: 5/8/29

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deirdre M Hood	Deirdre M Hood	
4215 Harding Pike Unit 303	4215 Harding Pike, Unit303	103-16-0B-026.00-CO
Nashville, TN 37205	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, WE, **Jo Ann Lippe and Eileen Lippe McManus, devisees under the Last Will and Testament of Evelyn Lippe**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deirdre M. Hood, an unmarried woman**

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. 303 of Windsor Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description.

Being the same property conveyed to Evelyn Lippe, unmarried, by Warranty Deed from Jean M. Hicks, Trustee of the Jean M. Hicks Revocable Trust, of record in Instrument No. 20021113-0140662 Register's Office for Davidson County, Tennessee, dated November 07, 2002 and recorded on November 13, 2002.

Evelyn Lippe died on October 25, 2007. Pursuant to The Last Will and Testament of Evelyn Lippe, filed with the Seventh Circuit Court for Davidson County, Tennessee, under Docket number 07P 1881, the real property was devised unto Jo Ann Lippe and Eileen F. Lippe (now known as Eileen F. Lippe McManus).The Will is also recorded as Instrument 20170206-0012377, said Register's Office.

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 improved property known as **4215 Harding Pike Unit 303, 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 9th day of June, 2026.

Jo Ann Lippe

Eileen Lippe McManus
By Jo Ann Lippe, Attorney In Fact
Eileen Lippe McManus
BY: Jo Ann Lippe, Attorney-in-Fact

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 Jo Ann Lippe, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal this 9th day of June, 2026.

Notary Public

My Commission Expires: Mar 8 2027

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 Jo Ann Lippe, 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 on behalf of Eileen Lippe McManus as her attorney in fact, as the free act and deed of the within named Eileen Lippe McManus.

Witness my hand and official seal this 9th day of June, 2026.

Notary Public

My Commission Expires: Mar 8 2027

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Cindy M. Bloom, 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 9th day of June, 2026.

Cindy M. Bloom

Date: 9th day of June, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of June, 2026.

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29