Karen Johnson Davidson County
Batch# 1432585 DEEDWARR
06/11/2026 08:28:30 AM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20260611-0052860

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39161	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me this 10th day of June, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth M. Flier 401 Bowling Avenue #64 Nashville, TN 37205	FirstBank 722 Columbia Avenue Franklin, TN 37064	Map and Parcel No.: 104-13-0A-037.00-CO

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, James H. Wright and Wife, Colleen Wright ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Elizabeth M. Flier, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 401 Bowling Avenue #64, Nashville, TN 37205.

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

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 10th day of June, 2026.

GRANTORS:

James H. Wright

Colleen Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James H. Wright and Colleen Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
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EXHIBIT "A"

Land in Davidson County, Tennessee, being building site number 37 on the site plan of RICHMEADE PLACE, SECTION TWO, of record in Plat Book 4955, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James H. Wright and Wife, Colleen Wright, by Special Warranty Deed from Victoria H. Wright and Alan B. Wright, Trustees, of record in Instrument No. 20170201-0010545, in the Register's Office of Davidson County, Tennessee, dated January 31, 2017 and recorded on February 01, 2017.

Being the same property conveyed to Victoria H. Wright and Alan B. Wright, Trustees, by Executor's QuitClaim Deed from Arthur D. Hancock, Jr., Executor of the Estate of Arthur D. Hancock, of record in Instrument No. 20100203-0008691, in the Register's Office of Davidson County, Tennessee, dated February 01, 2010 and recorded on February 03, 2010.

Being the same property conveyed to Arthur D. Hancock and wife, Jane E. Hancock, by Warranty Deed from Bruce Parker Hutson and wife, Jan L. Hutson, of record in Book 7220, Page 938, in the Register's Office of Davidson County, Tennessee, dated April 27, 1987 and recorded on April 30, 1987. The said Jane E. Hancock died on April 17, 1997 and then Arthur D. Hancock died on August 02, 2009. Also see Probate Case 09P1251, Davidson County, Seventh Circuit Court.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, RICHMEADE PLACE, as recorded in Plat Book 4955, Page(s) 4.
5. Declaration of Covenants, Conditions and Restrictions recorded in Book 4941, Page 637 as Supplemented in Book 5019, Page 946; Book 5039, Page 256 and amended in Book 5036, Page 338 and Book 5213, Page 945.
6. Easement recorded in Instrument No. 20140328-0025605.
7. Charter for Richmeade Place Home Owners Association, Inc. recorded in Book 4942, Page 633.
8. Common Open Space Deed recorded in Book 5096, Page 682 and Book 5175, Page 585.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/10/26 (date of document).

Affiant Signature

6/10/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

