Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260554608

Karen Johnson Davidson County
Batch # 1432682 DEEDWARR
06/11/2026 09:44:14 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20260611-0053001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2026.

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frances E. Likis and William A. Blue Jr 3037 Woodlawn Dr Nashville TN 37215	Frances E. Likis & William A. Blue, Jr. **3922 Bella Ln** **Foley, LA 36535**	Tax Parcel ID No. 117-02-0D-014.00-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, **Justine Maxwell, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frances Estes Likis and William A. Blue Jr, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of The Clairmont Condominiums, of record in Plat Book 8200, Page 551, and described in the Master Deed of record in Book 7096, Page 940, Amended in Book 7108, Page 98 and Reinstated in Book 8263, Page 703, Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said Unit.

Being the same property conveyed to Justine Maxwell, a single woman by Warranty Deed from The RT Bailey Family Revocable Trust of record in Instrument No. 20180605-0053702 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 05, 2018.

Ndeto Mwose joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Justine Maxwell.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6200, Page 551, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7096, Page 940, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319 and Book 8263, page 703, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 7096, Page 948, Book 8108, Page 993; Book 8251, Page 180; Instrument No. 20081210-0119056, Instrument No. 20140314-0021310, Instrument No. 20180413-0035061 and in Instrument No. 20241125-0091945, in the Register's Office for Davidson County, Tennessee.

Charter for the Clairrmont Condominium HOA of record in Book 7137, Page 826; Book 796, Page 128; Book 8168, Page 430 and Book 8172, Page 28, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 7000, Page 153; Book 7370, Page 995; Book 7961, Page 410 and Book 8380, Page 642, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 4067, Page 943, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3037 Woodlawn Dr Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 10th day of June, 2026.

Justine Maxwell

Ndeto Mwose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justine Maxwell and Ndeto Mwose, 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: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028