Karen Johnson Davidson County
Batch# 1433710 DEEDWARR
06/16/2026 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20260616-0054425

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611324 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$357,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 9 day of June, 2026. Notary Public My Commission Expires: _____

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2026 DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 9 day of June, 2026, among:

CHARLES A. JUDGE AND LOU ANN JUDGE, AS TRUSTEES OF THE CHARLES A. AND LOU ANN JUDGE TRUST, DATED FEBRUARY 24, 2000

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

5760 AMALIE DR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain parcel of land located in Davidson County, Tennessee, being Unit No. 13 of Townhomes of Brentwood as set for by a map of record in Book 9700, page 990, Register's Office for Davidson County, Tennessee and established by the Declaration of Covenants, Conditions and Restrictions establishing the Townhomes of Brentwood of record in Book 11629, page 850; Amendment to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20000215-0015334; Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010626-0067542 and Amendment to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20020205-0015877, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles A. Judge and Lou Ann Judge, husband and wife by Warranty Deed from Ann M. Cripple, of record in Instrument No. 20121105-0102061, in the Register's Office of Davidson County, Tennessee, dated September 24, 2012, and recorded on November 05, 2012. The property was further conveyed to Charles A. Judge and Lou Ann Judge, as Trustees of The Charles A. and Lou Ann Judge Trust, dated February 24, 2000, by Quitclaim Deed from Charles A. Judge and Lou Ann Judge, husband and wife, of record in Instrument No. 20150513-0043688, in the Register's Office of Davidson County, Tennessee, dated May 11, 2015, and recorded on May 13, 2015.

Being also known as 5760 Amalie Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Charles A. Judge and Lou Ann Judge, as Trustees of The Charles A. and Lou Ann Judge Trust, dated February 24, 2000

BY:_____
Charles A. Judge, Trustee

BY:_____
Lou Ann Judge, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Charles A. Judge and Lou Ann Judge** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Trustees** of **The Charles A. and Lou Ann Judge Trust, dated February 24, 2000.**

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

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2030

Owner Name & Property Address:

Name: 5760 Aar Amalie Dr, LLC
Address: 116 Agnes Rd SE SW # 200
City, State, Zip: Knoxville TN 37919

Responsible Party For Taxes:

Name: Same as New Owner
Address: 116 Agnes Rd. Southwest #200
City, State, Zip: Knoxville, TN 37919

Tax ID: 161-11F-13.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 9, 2026

Affiant Signature

June 9, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 9 day of June, 20 26.

Notary Public

Notary's Seal:

