Karen Johnson Davidson County
Batch# 1436512 DEEDWARR
06/22/2026 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260622-0055943

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260654726

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $750,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2026.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Trapnell 3510 Stokesmont Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117-11-0E-008.00 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 C. Bethshares, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Trapnell, unmarried**, ("Grantee"), his 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. 99-B, on the Plan of Bentley Park Condominiums, of record in Plat Book 6900, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bentley Park Condominiums, a horizontal property regime established by Master Deed of record in Book 7076, page 560 and amended in Instrument No. 20060124-0009155, Register's Office.

Being the same property conveyed to JAMES C. BETHSHARES AND WIFE, BARBARA B. BETHSHARES, by deed from I. DYKE TATUM, SUBSTITUTE TRUSTEE, of record in Book 8997, page 275, dated June 9, 1988, said Register's Office.

BARBARA B. BETHSHARES having since died on or about November 30, 2021, leaving JAMES C. BETHSHARES as the surviving tenant by the entirety.

James Clifford Bethshares, III executes this Warranty Deed on behalf of James C. Bethshares pursuant to a Power of Attorney recorded in Instrument No. 20260610-0052727, Register's Office of Davidson County, Tennessee.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 117-11-0E-008.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 153, said Register's Office.

Master Deed of record in Book 7076, page 560 and amended in Instrument No. 20060124-0009155, said Register's Office.

This is improved property located at 3510 Stokesmont Road 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, Grantor has executed this instrument on this 18th day of June, 2026.

JAMES C. BETHSHARES, BY [illegible], ATTORNEY IN FACT
James C. Bethshares by James Clifford Bethshares, III, his Attorney-in-Fact

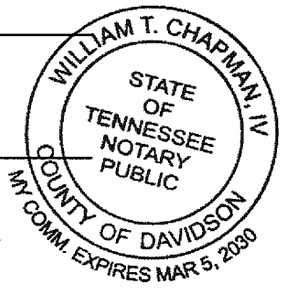
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Clifford Bethshares, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for James C. Bethshares and that he is authorized by James C. Bethshares to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of June, 2026.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on June 18, 2026.

Tracey Perry
Signature

Date: 6-18-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 18th day of June, 2026.

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028