# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1445574 DEEDWARR
07/13/2026 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20260713-0063033

SYDNEY ANGELL (SEAL)
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 3.20.28

File #26-TL-4120-314

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Katie Laurel Wells** | **New Owner** | |
| (NAME) | (NAME) | |
| **4120 Ridgefield Drive, Unit 314** | | **116 03 0M 314.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**JAMES M. ADCOX, III, TRUSTEE OF BALER INVESTMENT SERVICES TRUST DATED APRIL 25, 2014,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**KATIE LAUREL WELLS,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 314, Plan of BELLE MEADE COURT CONDOMINIUM, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172 and 20101207-0097450, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominiums as shown on "Exhibit D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to Laure Tucker, or her successors in interest, as Trustee of the Baler Investment Services Trust, dated April 25, 2014, by Quitclaim Deed from Thomas Ordway, my wife, Sheila G. Baler, of record in Instrument No. 20150605-0053156, in the Register's Office of Davidson County, Tennessee, dated May 19, 2015 and recorded on June 5, 2015.

Being the same property conveyed to Laurie Tucker, Trustee of the Baler Investment Services Trust, dated April 25, 2014, by Quitclaim Deed from Allen J. Baler and Erin A. Baler, of record in Instrument No. 20140822-0076886, in the Register's Office of Davidson County, Tennessee, dated June 17, 2014 and recorded on August 22, 2014. Also, see Notice of Appointment of Successor Trustee in Instrument Nos. 20190927-0098246 and 20230825-0066620.

Being the same property conveyed to Thomas Ordway and Sheila G. Baler, husband and wife, as to life estate, by Quitclaim Deed from Allen J. Baler and Erin A. Baler, husband and wife, as the remainder, of record in Instrument No. 20131008-0105791, in the Register's Office of Davidson County, Tennessee, dated August 16, 2013 and recorded on October 8, 2013. The said Sheila G. Baler having died on March 26, 2015.

Being the same property conveyed to Allen J. Baler and Erin A. Baler, husband and wife, by Quitclaim Deed from Thomas Ordway and Sheila G. Baler, husband and wife, of record in Instrument No. 20131008-0105790, in the Register's Office of Davidson County, Tennessee, dated August 16, 2013 and recorded on October 8, 2013.

Being the same property conveyed to Thomas Ordway and Sheila Baler, husband and wife, and Allen J. Baler and Erin A. Baler, husband and wife, by Warranty Deed from AG/KRE Belle Meade, L.L.C., a Delaware limited liability company, formerly known as

A&M Capre Investors BP I - Belle Meade Condos, LLC, a Delaware limited liability company, of record in Instrument No. 20120809-0070907, in the Register's Office of Davidson County, Tennessee, dated July 31, 2012 and recorded on August 9, 2012.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KENNER-MANNOR LAND CO'S SECOND SUBDIVISION OF THE KENNER TRACT, as recorded in Plat Book 421, Page(s) 100.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BRANSFORD REALTY CO'S SUBDIVISION PART OF LOTS 146-147 AND 145, KENNER MANOR SUBD, as recorded in Plat Book 421, Page(s) 155.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIFIED PLAT OF SUBDIVISION & CONSOLIDATION OF BELLE MEADE THEATER, as recorded in Instrument No. 20061114-0140984, as revised in Instrument No. 20081112-0111752.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE MEADE COURT Condominium of record in Instrument No. 20081223-0122172, and Bylaws amended in Instrument No. 20101207-0097450; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Sanitary Sewers and or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070306-0027614.
* Easement for Right of Way, recorded in Instrument No. 20070404-0040334.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070208- 0016683.
* Charter for Belle Meade Court Condominium Homeowners Association recorded as Instrument No. 20081217-0120665.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4120 Ridgefield Drive, Unit 314, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 9th day of July, 2026.

Baler Investment Services Trust dated April 25, 2014

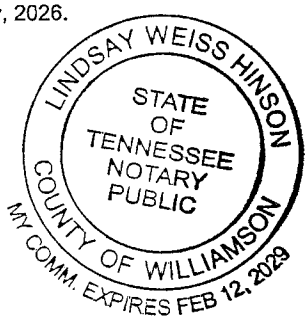
By: James M. Adcox III, Trustee
James M. Adcox, III, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2026, before me personally appeared James M. Adcox, III, Trustee of Baler Investment Services Trust dated April 25, 2014, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of July, 2026.

Notary Signature
My commission expires: 2/12/2029



**Tennessee Certification of Electronic Document**

I, Benjamin Seamon, 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 7/9/26. (date of document).

Affiant Signature

7/13/26

Date

State of Tennessee

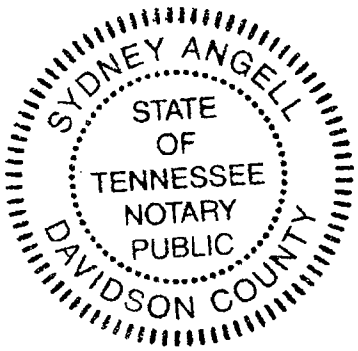
County of Williamson

Sworn to and subscribed before me this 13 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL




202607130063033