Karen Johnson Davidson County
Batch # 1448086 DEEDWARR
07/16/2026 02:28:14 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20260716-0064640

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64558
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tammy S. Turley 105 Leake Avenue #23 Nashville, TN 37205	Tammy S. Turley 105 Leake Avenue #23 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 116130C02300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kitty Reuther, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tammy S. Turley,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 23, together with a designated parking space 20, of Revised Belle Meade Tower, a horizontal proeprty regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Inst. No. 20001020-0104050, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kitty Reuther, unmarried, and Robert Lee Reuther, III, unmarried, as joint tenants with right of survivorship, by Warranty deed from Michael Larsen Anderson, unmarried, dated March 31, 1997 and recorded on April 1, 1997, of record in Book 10399, page 558, Register's Office for Davidson County, Tennessee. By Quitclaim deed dated March 27, 2000, recorded April 5, 2000, of record in Inst. No. 20000405-0034460, said Register's Office, subject property was conveyed to Kitty Reuther, an unmarried person.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan of record in Instrument No. 20001020-0104050, said Register's Office, shows an owner's certificate and easement(s) to which plan reference is hereby made for a more complete description; Subject to the provisions of the condominium Master Deed of record in Instrument No. 20130214-0015134, amended in Instrument No. 20170808-0081199, Instrument No. 20181029-0106810, and, Instrument No. 20191002-0100771, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; Charter of Belle Meade Tower Condominium Association of record in Instrument No. 20120405-0029415, said Register's Office; Easement and conditions pertaining thereto, retained in deeds of record in Book 4602, page 106, and Book 9428, page 956, said Register's Office; Easement to Comcast of Nashville of record in Instrument No. 20140314-0021538; and, Instrument No. 20180611-0055678, said Register's Office; Right of Way and Easement to Bell South Telecommunication of record in Book 9351, page 933, said Register's Office; Lease to Bellsouth Mobility Inc., of record in Book 10468, page 321, amended in Inst. No. 20200214-0017000, said Register's Office. and subsequent years.

This is improved property, known as 105 Leake Avenue, # 23, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of July, 2026.

Kitty Reuther

State of Tennessee

County of Davidson

On this 15th day of July, 2026 before me the undersigned authority, personally appeared Kitty Reuther, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Sworn and subscribed before me this ____ day of July, 2026.

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary