This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-9500-BG

Karen Johnson Davidson County
Batch# 1448876 DEEDWARR
07/17/2026 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $477.30
20260717-0064962

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $129,000.00.

Affiant

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Subscribed and sworn to before me, this the 15th day of July, 2026.

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shonda Addy 323 Forest Park Road 7-4 Madison, TN 37115	Pinnacle Bank, a Tennessee bank 21 Platform Way South Ste 2300 Nashville, TN 37203	043 13 0A 084.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Allen Thomas Mickelsen, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Shonda Addy, unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment Unit No. 7-4 of ROBIN HOOD CONDOMINIUMS created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed executed by Central Tennessee Investment Company, Inc., of record in Book 5388, Page 524, as supplemented in Book 6569, Page 149, as amended in Book 11399, Page 660, Termination recorded in Instrument No. 20240726-0056839, as corrected in Instrument No. 20240917-0071635, and Instrument No. 20241022-0082201, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of ROBIN HOOD CONDOMINIUM APARTMENTS, of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Allen T. Mickelsen, by Warranty Deed from The Resource Foundation, Inc., a Tennessee not-for-profit corporation, of record in Book 9338, Page 870, in the Register's Office of Davidson County, Tennessee, dated April 29, 1994 and recorded on May 9, 1994.

This is ☑ improved or ☐ unimproved property located at: **323 Forest Park Road, 7-4, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant

with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 15th day of July, 2026.

GRANTOR:

Allen Thomas Mickelsen

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Allen Thomas Mickelsen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

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Tennessee Certification of Electronic Document

I, Emma Howard, 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 7/15/2026 (date of document).

Emma Howard
Affiant Signature

7/16/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16 day of July, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL