Karen Johnson Davidson County
Batch# 1448885 DEEDWARR
07/17/2026 01:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20260717-0064975

26-191-CB

| **WARRANTY DEED** | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $500,000.00.<br><br>Carole S. Townsend<br>Affiant<br><br>Subscribed and sworn to before me, this the 16th day of July, 2026.<br><br>Notary Public<br>My commission expires: 3/5/2030<br>(AFFIX SEAL) |
|---|---|

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

| Address of New Owner(s) as follows:<br>Carole S. Townsend | Send Tax Bills To:<br><br>"New Owner" | Map-Parcel Numbers<br><br>103-16-0B-098.00CO |
|---|---|---|
| 4215 Harding Pike, Unit 903 | | |
| Nashville, TN 37205 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Florida Sunshine, LLC, a Florida Limited Liability Company, as to an undivided 21% interest, Lonnie O. Siebe, Trustee of The Connection 401K Plan Trust dated January 1, 2022, as to an undivided 30% interest, and Lonnie O. Siebe, Trustee of The Stack O' Cash Living Trust dated January 7, 2021, as to an undivided 49% interest

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Carole S. Townsend, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 903 on the Plan of Windsor Tower Condominium Apartments, of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, for a more complete description thereof and being a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, and as established by a Master Deed for 4215 Harding Road Homeowners Association of record in Book 5313, Page 338, amended in Book 8666, Page 789, Instrument No. 20131217-0127081, Instrument No. 20210208-0017527, and Instrument No. 20251117-0091222, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 5313, Page 358, and amended in Instrument No. 20251117-0091223, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to Florida Sunshine, LLC, a Florida limited liability company, as to an undivided 21% interest, The Connection 401K Plan Trust dated January 1, 2022, as to an undivided 30% interest, and The Stack O' Cash Living Trust dated January 07, 2021, as to an undivided 49% interest, as tenants in common by Warranty Deed dated February 27th, 2025, from Benjamin Holman Richards and Rebecah Ann Richards, husband and wife, of record in Instrument No. 20250303-0015457, in the Register's Office for Davidson County, Tennessee.

**THE conveyance of the above-described parcel of land is subject to the following:**

**Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 103-16-0B-098.00CO.**

**All matters shown on the Plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee.**

**The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4215 Harding Road Homeowners Association Condominiums of record in Book 5313, Page 338, and amended in Book 8666, Page 789, Instrument No. 20131217-0127081, Instrument No. 20210208-0017527, and Instrument No. 20251117-0091222, By-Laws appended thereto in Book 5313, Page 358, and amended in Instrument No. 20251117-0091223, said Register's Office.**

**Charter of 4215 Harding Road Homeowners Association of record in Book 5297, Page 370, said Register's Office.**

**All matters shown on the Plan of record in Plat Book 547, Page 31, said Register's Office.**

**Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, Page 943, said Register's Office.**

**Easement and Right of Entry Agreement to VSC Cable, Inc., dba Viacom Cable of record in Book 9486, Page 948, said Register's Office.**

**Grant of Easements to Comcast of Nashville I, LLC, of record in Instrument No. 20110301-0016521, and Instrument No. 20161212-0130101, said Register's Office.**

This is improved property, known as 4215 Harding Pike, Unit 903, 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) that it is lawfully seized 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; and it does further covenant and bind itself, its successors and assigns, 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 this 16th day of July, 2026.

Florida Sunshine, LLC, a Florida Limited Liability Company

By: Lonnie O. Siebe Manager
Lonnie O. Siebe, Manager

The Connection 401K Plan Trust dated January 1, 2022

Lonnie O. Siebe Trustee
Lonnie O. Siebe, Trustee of The Connection 401K Plan Trust dated January 1, 2022

The Stack O' Cash Living Trust dated January 7, 2021

Lonnie O. Siebe Trustee
Lonnie O. Siebe, Trustee of The Stack O' Cash Living Trust dated January 7, 2021

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Lonnie O. Siebe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of **Florida Sunshine, LLC**, a Florida Limited Liability Company, and who further acknowledged that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Manager for the said Limited Liability Company.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2026.

**Notary Public**

**My Commission Expires:** 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Lonnie O. Siebe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of **The Connection 401K Plan Trust dated January 1, 2022**, the within named bargainor, and is authorized by the Trust document to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2026.

**Notary Public**

**My Commission Expires:** 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Lonnie O. Siebe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of **The Stack O' Cash Living Trust dated January 7, 2021**, the within named bargainor, and is authorized by the Trust document to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2026.

**Notary Public**

**My Commission Expires:** 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Christy Tesch, 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 16th day of July, 2026.

Date: 16th day of July, 2026

State of Tennessee
County of Davidson

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

Notary Public
My commission expires: 5/8/29

