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

CRT File No. 260654838

Karen Johnson
Batch # 1449015
07/20/2026 09:18:02 AM
Fees: $13.00 Taxes: $2,216.30
Davidson County
DEEDWARR
2 pgs
20260720-0065122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $599,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2026.

Notary Public
My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cassandra Winsett 4101 Charlotte Ave Ste F180 Nashville, TN 37209	New Owner	Tax Parcel ID No. 116 13 0C 026.00

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, **Lynne Todd Edgerton, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cassandra Winsett**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 26 of REVISED BELLE MEADE TOWER, CONDOMINIUM APARTMENT, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Instrument 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 Lynne Todd Edgerton, by Warranty Deed from William Hooper Huggins, Jr., married, and Frances Huggins Allen, unmarried, and Marguerite Huggins Clayton, married, of record in Instrument No. 20190425-0038269, in the Register's Office of Davidson County, Tennessee, dated April 24, 2019 and recorded on April 25, 2019.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED BELLE MEADE TOWER, CONDOMINIUM APARTMENT, as recorded in Plat Instrument No. 20001020-0104050.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE MEADE TOWER CONDOMINIUM APARTMENTS, as recorded in Plat Book 4175, Page 159.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing REVISED BELLE MEADE TOWER, CONDOMINIUM APARTMENT of record in Book 4469, Page 530, corrected in Book 4494, Page 489; as amended in Book 4631, Page 407; Book 4631, Page 410; Book 4851, Page 950; Book 5046, Page 828 and Instrument Nos. 20000614-0059221, 20000803-0076841, 200307250104241, 20030902-0126376, 20120405-0029426, 20120405-0029434 and 20130214-0015134; amendment to Rules

& Regulations record in Instrument Nos. 20170808-0081199, 201810290106810 and 20191002-0100771; 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 recorded in Instrument No. 20140314-0021538 and 20180611-0055678.

Memorandum of Lease recorded in Book 10468, Page 321, and amendment recorded in Instrument No. 20200214-0017000.

Charter for Belle Meade Tower Condominium Association recorded as Instrument No. 20120405-0029415.

This is improved property located at 105 Leake Avenue #26 Nashville TN 37205

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 15th day of July, 2026.

Lynne Todd Edgerton

Lynne Todd Edgerton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lynne Todd Edgerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2026.

Russell Norment

Notary Public
My Commission Expires: 10/04/2027

RUSSELL NORMENT
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 4, 2027
COUNTY OF DAVIDSON