Karen Johnson Davidson County
Batch# 1450331 DEEDWARR
07/22/2026 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $806.60
20260722-0066181

WARRANTY DEED

BEVERLY HUFF
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Maury
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $218,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/17/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/23/30

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 707 North Garden Street
Columbia, TN 38401
file # 8531-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
David R. Franey and Judith L. Foppiano	**New Owner**	142-04-0A-178.00-CO
214 Old Hickory Boulevard		
Nashville, TN 37221		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Caroline L. Wiser, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Judith L. Foppiano and David R. Franey, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Being Unit No. 178 of Belle Forest Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5438 at Page 699, as amended in Instrument No. 20020321-0034877, the Plat of which is of record in Plat Book 5200 at Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Caroline L. Wiser, a single woman by Warranty Deed from The Susan H. Caro Special Needs Trust U/W of Caryl K. Caro Dated May 16, 2007 and Susan H. Caro, a single woman of record in Instrument No. 20240605-0042213 Register's Office for Davidson County, Tennessee, dated June 03, 2024 and recorded on June 05, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 214 Old Hickory Boulevard #178 Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on July 17, 2026.

Caroline L. Wiser

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, a Notary Public of said County and State, Caroline L. Wiser, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 17, 2026.

Notary Public

My Commission Expires: 2/23/30

BEVERLY HUFF
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File #: 8531-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Ryan Lux, 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 **July 17, 2026**.

Date

Affiant Signature

07/17/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029