WARRANTY DEED

Karen Johnson Davidson County
Batch# 1450656 DEEDWARR
07/22/2026 01:51:30 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20260722-0066596

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JULY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/13/2028

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3675LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Dawn M. Borromeo Beaulieu	FIRST HORIZON BANK	116 03 0B 172.00
111 Blackburn Ave	12719 CANTRELL RD STE 200	
Nashville, TN 37205	LITTLE ROCK AR 72223	

FOR AND 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, WE,

JOHN M. CROW AS EXECUTOR OF THE ESTATE OF MELINDA R. SHERRILL*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DAWN M. BORROMEO BEAULIEU, A MARRIED WOMAN

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

SEE EXHIBIT "A"

This is improved property known as 4505 Harding Pike 172, 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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), their heirs and/or 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 the 22nd day of July, 2026.

Melinda R. Sherrill Estate

John M. Crow, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JOHN M. CROW AS EXECUTOR OF THE ESTATE OF MELINDA R. SHERRILL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2026.

Notary Public

My Commission Expires: 2/13/2028

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

26-3675LA

EXHIBIT A - LEGAL DESCRIPTION

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 172 of Royal Oaks Apartments, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 45, Register's Office for said County, to which source reference is hereby made for a 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 Melinda R. Sherrill, by Warranty Deed from Emily G. Richards, unmarried, dated November 19, 2001, and recorded November 26, 2001, of record in Instrument No. 20011126-0128239, in the Register's Office for Davidson County, Tennessee. Melinda R. Sherrill died on or about May 11, 2026, naming John M. Crow as Executor of the Estate of Melinda R. Sherrill per the Last Will and Testament of Melinda R. Sherrill recorded in Docket #26P1037 in the Circuit Court of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 4300, Page 201; Plat Book 4660, Page 59; and Plat Book 5200, Page 45, of the Public Records of Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed recorded in Book 5282, Page 972 (By-Laws shown as Exhibit "C" on Pages 992-999A), of the Public Records of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
6. Charter for 4505 Harding Road Homeowners' Association recorded in Book 5282, Page 501, of the Public Records of Davidson County, Tennessee.
7. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.
8. Easements recorded in Book 3165, Page 607; Book 4668, Page 986; Book 5144, Page 244, of the Public Records of Davidson County, Tennessee.
9. Easement for Sanitary Sewer recorded in Book 3347, Page 188, of the Public Records of Davidson County, Tennessee.
10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 3958, Page 152, and Book 4835, Page 964, of the Public Records of Davidson County, Tennessee.
11. Easement recorded in Book 4744, Page 370, as modified by agreement recorded in Book 4978, Page 524, of the Public Records of Davidson County, Tennessee.
12. Grant of Easement recorded in Instrument No. 20180309-0022567, of the Public Records of Davidson County, Tennessee.
13. Subject to rights of others in and to the common areas and/or elements.
14. Rights of adjoining owners to party wall(s) located partly on the Land.

I Lisa Allard, 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 22, 2026.

Lisa Allard July 22, 2026
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this July 22, 2026.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary