BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1452877
07/31/2026 09:39:46 AM
Fees: $13.00 Taxes: $740.00
Davidson County
DEEDWARR
2 pgs
20260731-0070580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Audrey Quickel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/2/29

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Audrey Quickel	Audrey Quickel	
(NAME)	(NAME)	
1900 Richard Jones Rd D-2	1900 Richard Jones Rd D-2	117-15-0A-106.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AUDREY QUICKEL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUDREY QUICKEL,** 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 Apartment in Davidson County, Tennessee, being Unit No. D-2 on the plan of Green Hills Terrace Condominium Apartments, of record in Book 5200, page 64, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Mary Alice Larkin by Warranty Deed from Thomas W. Martin, Jr. and Linda Sue Martin Hackett of record in Book 6429, Page 920, Register's Office for Davidson County, Tennessee, dated November 16, 1984 and recorded on November 20, 1984.

The said Mary Alice Larkin having since died on December 17, 2025, leaving Last Will and Testament filed for Probate in Docket No. 26P269, Davidson County, Tennessee, In accordance with the terms of the Will, Audrey Quickel is named as Executor of the Estate of Mary Alice Larkin.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1900 RIchard Jones Rd D-2, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 29 day of July, 2026

AUDREY QUICKEL, EXECUTOR OF THE ESTATE OF MARY ALICE LARKIN

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 Audrey Quickel,, Executor of the Estate of Mary Alice Larkin, the bargainor, 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 this 29 day of July, 2026.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/22/29

Notary Public