Karen Johnson Davidson County
Batch# 1455993 DEEDWARR
08/05/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,790.80
20260805-0072239

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $484,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF AUGUST, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3702LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John Davis and Stacy Davis	John Davis and Stacy Davis	
4120 Ridgefield Drive 203	2500C West Linden Avenue	
Nashville, TN 37205	Nashville TN 37212	116 03 0M 203.00

FOR AND IN 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, **MICHAEL O. DINSMORE AND DONNA A. DINSMORE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN DAVIS AND STACY DAVIS, A MARRIED COUPLE** 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:

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 203, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, Created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as Established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172 and amendment to Bylaws recorded in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to Michael O. Dinsmore and Donna A. Dinsmore, husband and wife, by Warranty Deed from Ashley M. Alexander, unmarried dated August 17, 2021, and recorded August 20, 2021, of record in Instrument No. 20210820-0112845, in the Register's Office for Davidson County, Tennessee.

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.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (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. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 421, Page 100; Plat Book 421, Page 155; Plat Instrument Nos. 20061114-0140984 and 20081112-0111752, of the Public Records of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081223-0122172 (By-Laws shown as Exhibit B on Page 54), 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. By-Laws of Belle Meade Court Condominium Association, Inc., recorded in Instrument No. 20101207-0097450, of the Public Records of Davidson County, Tennessee. Stormwater Detention Agreement recorded in Instrument No. 20070208-0016683, of the Public Records of Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances recorded in Instrument No. 20070306-0027614, of the Public Records of Davidson County, Tennessee. Declaration of Right-of-Way Easement Agreement with Covenants and Restrictions recorded in Instrument No. 20070404-0040334, of the Public Records of Davidson County, Tennessee. Rights of adjoining owners to party wall(s) located partly on the Land. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 4120 Ridgefield Drive 203, 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 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 the 4th day of August, 2026.

Michael Dinsmore

Michael O. Dinsmore

Donna Ann Dinsmore

Donna A. Dinsmore

STATE OF TENNESSEE

COUNTY OF Hickman

Personally appeared before me, a Notary Public of said County and State, MICHAEL O. DINSMORE AND DONNA A. DINSMORE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Bon Aqua Tennessee, this 4th day of August, 2026.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission Expires: 10/28/2026

True Copy Certification

I, **Denise Woods,** 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 this the 4 day of August, 2026.

Denise Woods
Affiant Signature
Date 8-4-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

