Karen Johnson Davidson County
Batch# 1460222 DEEDWARR
08/18/2026 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260818-0076794

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Cheryl L. Carson and Jesse A. Carson 4701 Derby Lane Smyrna, GA 30082	New Owner	103 12 0A 010.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard A. Appelbaum, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Cheryl L. Carson and Jesse A. Carson, wife and husband**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4200 West End Avenue, 209, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:
Being Unit No. 209, The Harding House, a Condominium of record in Book 4675, page 60, Register's Office, Davidson County, Tennessee, to which plan and to Exhibit "A-1" of the Master Deed and By-Laws of record in Book 4759, page 665, and by deed of correction of record in Book 4768, page 818; Book 5898 Page 767; Book 5898 Page 769; Book 5579 Page 986, and amended in Book 4979 Page 944; Book 5572 Page 149, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Maureen Carr Appelbaum and husband, Richard A. Appelbaum, by Quitclaim Deed from The Estate of Myrtle A. Carr by Alan L. Saturn, Executor, dated February 06, 2002, and recorded February 11, 2002, of record in Instrument No. 20020211-0017802, in the Register's Office for Davidson County, Tennessee.
Maureen Carr Appelbaum having since died on March 06, 2026, leaving Richard A. Appelbaum as surviving spouse.

This is improved property known as 4200 West End Avenue, 209, Nashville, TN 37205.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and

unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this _____ day of August, 2026.

Richard A. Appelbaum

STATE OF Florida
COUNTY OF Saint Lucie

On this 8th day of August, 2026, before me personally appeared Richard A. Appelbaum, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2026.

Notary Signature
My commission expires: 04/06/2029

WILLIAM F HENLEY
Notary Public - State of Florida
Commission # HH 634241
My Comm. Expires Apr 6, 2029
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5th day of August, 2026

Notary Public
My commission expires: _____

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

True Copy Certification

I, **Tammy Carney,** 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 8th day of August, 2026.

Affiant Signature

Date 8.12.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

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