Karen Johnson Davidson County
Batch# 1466624 DEEDWARR
09/01/2026 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260901-0080788

WARRANTY DEED	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is $315,000.00. Affiant Subscribed and sworn to before me, this the 25th day of August, 2026. Notary Public My commission expires: 10-25-26 (AFFIX SEAL)

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Judith Ellen Penn & Jodi Lynn Johnson	Same as new owner	**142-10-0-B-069-00CO**
512 Belle Pointe Court		
Nashville, TN 37221		

FOR AND IN 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,

Elaine A. Aldous, an unmarried woman

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

Judith Ellen Penn, unmarried, and Jodi Lynn Johnson, unmaried, as joint tenants with rights of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Belle Pointe, Phase IV, a Planned Unit Development, of record in Plat Book 6900, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to Elaine A. Aldous, unmarried, by Warranty Deed dated November 22, 2002, from Irene Popa, unmarried, of record in Instrument No. 20021125-0145910, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan of record in Plat Book 6900, Page 44, Register's Office for Davidson County, Tennessee.**

2) **Declaration of Covenants, Conditions and Restrictions of Belle Pointe, a Planned Unit Development, of record in Book 6689, Page 772, amended in Book 6702, Page 409, Book 6774, Page 774, Book 6862, Page 292, and Supplemental for Phase IV in Book 6959, Page 766, and By-Laws appended thereto in Book 6689, Page 783, and amended in Book 7409, Page 224, Book 7851, Page 215, Book 9319, Page 443, Instrument No. 20020130-0013252, and Instrument No. 20250721-0057332, said Register's Office.**

3) **Rules Regarding Enforcement of Governing Documents of record in Instrument No. 20051027-0130021, said Register's Office.**

4) **Restated and Amended Rules and Regulations for Belle Pointe Homeowners Association, of record in Instrument No. 20141202-0110210, said Register's Office.**

5) **Charter of Belle Pointe Homeowners Association of record in Book 6762, Page 261, and Corrected in Book 8016, Page 858, said Register's Office.**

6) **Conveyance of Open Space to Belle Pointe Homeowners Association of record in Book 6999, Page 982, said Register's Office.**

7) **All matters shown on the Boundary Plat of Belle Pointe of record in Plat Book 6250, Page 440, said Register's Office.**

8) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 512 Belle Pointe Court, 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 GRANTEE(S) that I/we am/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 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), 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/our hand(s) this 25th day of August, 2026.

Elaine A. Aldous

STATE OF TENNESSEE
COUNTY OF Williamson

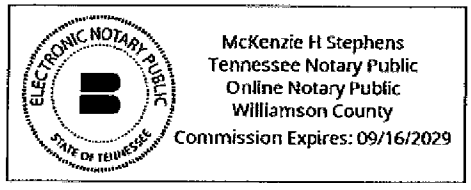
Personally appeared before me, a Notary Public of said County and State, Elaine A. Aldous the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of August, 2026.

McKenzie H Stephens

Notary Public
My commission expires: 09/16/2029

Notarized online using audio-video communication technology



True Copy Certification

I, Yvette Meldrum, 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 August 25 2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 25th day of August, 2026.

Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026