Karen Johnson Davidson County
Batch# 1472429 DEEDWARR
09/14/2026 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260914-0085302

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $340,000.00. Affiant Subscribed and sworn to before me, this the 14th day of September, 2026. Notary Public My commission expires: _____ (AFFIX SEAL)

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

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

Address of New Owner(s) as follows: **Steven C. Hooper**	Send Tax Bills To: **"NEW OWNER"**	Map-Parcel Numbers **116-13-0C-077.00CO**
105 Leake Ave #77		
Nashville, TN 37205		

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,

Emily Binning Stallings, a widow

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

Steven C. Hooper, single

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 Unit No. 77, together with Parking Space No. 55 on the Revised Plan of Belle Meade Tower Condominium Apartments of record in Instrument No. 20001020-0104050, revising Plat Book 4175, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a horizontal property regime, established by Master Deed of record in Book 4469, Page 530, corrected in Book 4494, Page 489 amended in Book 4631, Pages 407 and 410, Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-01014241, Instrument No. 20120405-0029426 and Restated in Instrument No. 20130214-0015134 and Bylaws of record in Book 4469, Page 549, amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20120405-0029434, Instrument No. 20170808-0081199 and Instrument No. 20181029-0106810, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily Binning Stallings, a married person by Warranty Deed dated March 21, 2019, from Michael H. Sadler, a single person, of record in Instrument No. 20190326-0026986, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Emily Binning Stallings pursuant to a Specific Power of Attorney executed by her on the 10th day December, 2025, of record in Instrument No. 202609140085301, said Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor.

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

1) **The Plan of record as shown in Instrument No. 20001020-0104050, revising Plat Book 4175, Page 159, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Master Deed of Belle Meade Tower Condominiums of record in Book 4469, Page 530, corrected in Book 4494, Page 489, and amended in Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426, and Restated in Instrument No. 20130214-0015134, and By-Laws appended thereto in Book 4469, Page 549, and amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902-0126376, Instrument No. 20210405-0029434, and Restated in Instrument 20130214-0015134, and further amended in Instrument No. 20170808-0081199, Instrument No. 20181029-0106810, and Instrument No. 20191002-0100771, said Register's Office.**

3) **Charter of Belle Meade Tower Condominium Association of record in Instrument No. 20120405-0029415, said Register's Office.**

4) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3839, Page 983, Book 4790, Page 319, and Book 4925, Page 594, said Register's Office.**

5) **Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 547, said Register's Office.**

6) **Easement Agreement of record in Book 3183, Page 201, said Register's Office.**

7) **Permanent Temporary Easement for the Construction of Bridge and Channel Change of record in Book 4355, Page 696, said Register's Office.**

8) **Grant of Gas Service Line of Fuel Line Easement of record in Book 6701, Page 203, said Register's Office for Davidson County, Tennessee.**

9) **Right of Way and Easement to South Central Bell Telephone Company of record in Book 9351, Page 933, said Register's Office.**

10) **Memorandum of Lease to Bellsouth Mobility, Inc., of record in Book 10468, Page 321, amended in Instrument No. 20200214-0017000, said Register's Office.**

11) **Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20140314-0021538, and Instrument No. 20180611-0055678, said Register's Office.**

12) **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 105 Leake Avenue, #77, 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) 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 14th day of September, 2026.

Emily Binning Stallings
By: John Atty in Fact

Emily Binning Stallings
By John T. Cook, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **John T. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Emily Binning Stallings** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Emily Binning Stallings** for the purpose therein contained, by signing the name of **Emily Binning Stallings** by himself as her Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **September, 2026.**

Notary Public
My Commission Expires: 7/17/2027

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/14/26 (date of document).

Affiant Signature

9/14/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

