Karen Johnson Davidson County
Batch# 1475424 DEEDWARR
09/21/2026 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20260921-0087458

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $130,000.00. Affiant Subscribed and sworn to before me, this the 18th day of September, 2026. Notary Public My commission expires: 5-12-2030 (AFFIX SEAL)

CINDY M. BLEVINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Suzanne B. Brock and Charles R. Brock	**NEW OWNER**	090-11-0-A-082-00CO
801 Bresslyn Road		
Nashville, TN 37209		

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,

Amy M. Beck, Executrix of Estate of Anna Elsbeth Schneider

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

Suzanne B. Brock and Charles R. Brock, wife and husband

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. H-82 as specified on the Plat shown in the Master Deed, on the Plan of Rock Harbor Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Rock Harbor Condominiums, of record in Book 6153, Page 421, and Restated in Book 6162, Page 251, and amended in Book 7369, Page 206, and By-Laws appended thereto in Book 6153, Page 448, and amended in Book 6896, Page 661, Instrument No. 20060712-0083758, and Instrument No. 20100121-0005427, 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 Plan of Rock Harbor Condominiums, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Book 6153, Page 421, said Register's Office, for a more complete identification and description of such Unit.

Being all the same property conveyed to Anna Schneider, unmarried, by Warranty Deed dated May 19, 2026, from Wilda Davis, unmarried, of record in Instrument No. 20260519-0045201, and corrected by Scrivener's Affidavit of record in Instrument No. 20260522-0047034, Register's Office for Davidson County, Tennessee. The said Anna Schneider being one and the same person as Anna Elsbeth Schneider having died testate on May 28, 2026. Pursuant to the Last Will and Testament of Anna Elsbeth Schneider of record in Case No. 26P1085, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the said property was directed to be sold by the Executrix. Amy M. Beck was appointed as Executrix of the Estate of Anna Elsbeth Schneider.

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

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 090-11-0-A-082-00CO.

1. All matters as set out on Exhibit "C" to the Master Deed of record in Book 6153, Page 421, Register's Office for Davidson County, Tennessee.

2. The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rock Harbor Condominiums of record in Book 6153, Page 421, and Restated in Book 6162, Page 251, and amended in Book 7369, Page 206, and By-Laws appended thereto in Book 6153, Page 448, and amended in Book 6896, Page 661, Instrument No. 20060712-0083758, and Instrument No. 20100121-0005427, said Register's Office.

3. Appointment of Successor Trustee for Rock Harbor Condominium Association of record in Instrument No. 20060109-0002574, said Register's Office.

4. Charter of Rock Harbor Condominium Association of record in Book 6145, Page 762, said Register's Office.

5. All matters shown on the Boundary Plat of Rock Harbor Apartments of record in Plat Book 4460, Page 71, said Register's Office.

6. Flowage Easement for the Cumberland River granted to the United States of America of record in Book 2147, Page 42, said Register's Office.

7. Easement reserved in the Deed of record in Book 4196, Page 206, said Register's Office.

8. Deed of Conveyance for water main of record in Book 4664, Page 21, said Register's Office.

9. Lease Agreement to Home Coin Laundries of record in Book 5114, Page 37, said Register's Office.

This is improved property, known as 515 Basswood Ave, Apt. H82, Nashville, TN 37209.

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 18th day of September, 2026.

Estate of Anna Elsbeth Schneider

By:_____
Amy M. Beck, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Amy M. Beck, Executrix of Estate of Anna Elsbeth Schneider 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 2026.

_____
Notary Public

My Commission Expires: 1/7/30

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Christy Tesch, 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 18th day of September, 2026.

Date: 18th day of September, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of September, 2026.

Notary Public
My commission expires: Sept 3rd, 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY