Karen Johnson Davidson County
Batch# 1477142 DEEDWARR
09/24/2026 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20260924-0088623

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-26059-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Katherine R Pack
Affiant

Subscribed and sworn to before me, this the 18 day of September, 2026.

Notary Public
My Commission Expires: 9-3-30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katherine R. Pack and Melissa Ann Friend, Trustees	New Owner	105-10-0A-107-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William E. Conn, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katherine R. Pack and Melissa Ann Friend, Trustees of Katherine Pack and Melissa Friend Community Property Trust dated October 19, 2023** , hereinafter called the Grantee(s), her 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 situated in Davidson County, Tennessee, being Unit A-7, together with the appurtenant common elements of Beechtree Condominiums, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under Master Deed establishing Beechtree Condominiums, of record in Book 11174, page 284; as amended in Book 11680, page 193; and in Instrument No. 20151016-0105285, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof, together with a percentage interest in the common elements and voting percentages set forth in said Master Deed, as amended. Reference is hereby made to the site plan of Beechtree Condominiums attached as exhibit to said Master Deed, as amended; and the original plat of Douglas Place, of record in Book 332, page 130, said Register's Office; for a more complete identification and placement of such Unit.

Being the same property conveyed to William E. Conn, a married man by Warranty Deed from Connie C. Gatscher and Jeffrey A. Gatscher, wife and husband, dated August 15, 2019, recorded August 20, 2019, of record in Instrument No. 20190820-0083346, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **2020 Beech Avenue, A7, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 is 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of September, 2026.

GRANTOR:

William E. Conn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William E. Conn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of September, 2026.

Notary Public
My Commission expires: 9-3-30



I, Kirsten Virden, 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 09/17/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/17/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

