Karen Johnson Davidson County
Batch# 1478056 DEEDWARR
09/28/2026 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20260928-0089288

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON

Actual consideration or value, whichever is greater is $245,000.00.

Judith K Hiza
Affiant

Subscribed and sworn before me this the 25th day of September, 2026.

B. Ivy Crowley
Notary Public
My commission expires: 11/26/2028

BRANDON PRESSLEY
NOTARY PUBLIC
TENNESSEE
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Judith K. Hiza 511 Jones Pointe, Unit F1 Old Hickory, TN 37138	NEW OWNER	044-11-0A 601.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRYAN E. GERARD AND ROBIN L. GERARD, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JUDITH K. HIZA, A MARRIED WOMAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. F-1, in a Horizontal Property Regime being Lakeside Retirement Village Condominiums, which is of record in Book 7977, Page 92 and re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

The premises herein described is a condominium apartment established pursuant to 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 interests 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; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lakeside Retirement Village Condominiums of record in Book 7977, Page 92, re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee, and is subject to the By-Laws for the administration thereof, which are appended to the Master Deed of Exhibit B, thereto of record in Book 7977, Page 92, re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee, all as set out and provided in said Master Deed and Exhibits appended thereto, reference to which is here made.

Being the same property conveyed to Bryan E. Gerard and wife, Robin L. Gerard by Warranty Deed from Lesa Nave f/k/a Lesa Turner, a married person, dated 10/20/2022 and recorded 10/24/2022 in Instrument No. 20221024-0115221, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 511 Jones Pointe, Unit F1, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of September, 2026.

Bryan E. Gerard

Robin L. Gerard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bryan E. Gerard and Robin L. Gerard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2026.

My commission expires: 9/3/30

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Anthony N. Greco, 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 the 25th day of Sept, 2026.

9/25/2026

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

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

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027