Karen Johnson
Batch # 1481083
10/07/2026 09:44:46 AM
Fees: $18.00 Taxes: $740.00

Davidson County
DEEDWARR
3 pgs

20261007-0092093

STATE OF TN
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

02-NSH26-11793

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Mead 2020 Beech Ave, B6 Nashville, TN 37204	New Owner	105-10-0A-202.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peter Albert Zavadil, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Mead, a single man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B-6 of the BeechTree 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 BeechTree Condominiums, of record in Book 11174, page 284, and as amended by First Amendment, of record in Book 11680, page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, Reference is hereby made to the plan of BeechTree Condominiums, as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Peter Albert Zavadil by Warranty Deed from Cynthia Thomson of record in Instrument No. 20020405-0041679 Register's Office for Davidson County, Tennessee, dated February 28, 2002 and recorded on April 05, 2002.

Penelope Arth, spouse of the Grantor, hereby joins in the execution of this instrucment to convey and quit claim any interest she may have in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **2020 Beech Ave, B6, Nashville, TN 37204**

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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

WITNESS my hand this 2 day of October 2026

Penelope Arth

STATE OF TX
COUNTY OF Travis

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Penelope Arth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Austin (City), TX (State), this 2 day of October 2026.

Notary Public

My Commission Expires: 8/5/2027

Jacob Ramseyer
My Commission Expires
8/5/2027
Notary ID 132115619

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 2nd day of October 2026

Peter Albert Zavadil

STATE OF NC
COUNTY OF Durham

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Peter Albert Zavadil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Durham (City), NC (State), this 2nd day of October 2026.

Notary Public

My Commission Expires: 12/28/26

