Karen Johnson Davidson County
Batch# 1482878 DEEDWARR
10/09/2026 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $10,524.48
20261009-0093159

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260955680** JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,844,455.00. Affiant Subscribed and sworn to before me, this 8th day of October, 2026. Notary Public My Commission Expires: 11-8-27

WARRANTY DEED

Address New Owner: Joy M. Mercy Revocable Trust 4417A Granny White Pike Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 08 0R 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John N. Vidalakis, Trustee of the John N. Vidalakis Revocable Trust U/A/D November 28, 1997** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joy M. Mercy, Trustee of the Joy M. Mercy Revocable Trust under agreement dated December 19, 2002**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1 of HOMES AT 4417 GRANNY WHITE PIKE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for HOMES AT 4417 GRANNY WHITE PIKE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180104-0001525, as amended in Instrument No. 20201013-00118572, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 4417 GRANNY WHITE PIKE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180104-0001525, as amended in Instrument No. 20201013-00118572, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to John N. Vidalakis, Trustee of the John N. Vidalakis Revocable Trust U/A/D November 28, 1997, by Warranty Deed from GW Partners, GP, A Tennessee General Partnership, of record in Instrument No. 20201214-0146334, in the Register's Office of Davidson County, Tennessee, dated December 07, 2020 and recorded on December 14, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGE W. BLAIR'S REVISED SUBDIVISION OF BELMONT PARK PLACE, as recorded in Plat Book 421, Page 118 and 119.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180104-0001525 and as amended in Instrument No. 20201013-00118572.

Covenants, Conditions and Restrictions as set forth in Declaration of Boundary Line recorded in Book 8813, Page 398.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4121, Page 353.

Easement for Dedication of Public Right-of-Way, recorded in Instrument No. 20180613-0056824.

This is improved property located at 4417A Granny White Pike Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of October, 2026.

The John N. Vidalakis Revocable Trust U/A/D November 28, 1997

BY: John N. Vidalakis Trustee
John N. Vidalakis, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John N. Vidalakis**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged he is the Trustee of the **John N. Vidalakis Revocable Trust U/A/D November 28, 1997**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 1st day of October, 2026.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: 5/8/2028

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on October 8th, 2026. (date of document).

Signature

Date: October 8th, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 8th day of October, 2026.

Notary Public

My commission Expires: _____

SEAL

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030