Karen Johnson Davidson County
Batch# 1483653 DEEDWARR
10/14/2026 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,389.35
20261014-0094195

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,500.00.

Affiant

Subscribed and sworn to before me, this 13th day of October, 2026.

Notary Public

My commission expires: 1-8-2028

(Notary Stamp)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edward Zepezauer and Agnes Zepezauer	**New Owner**	**142-05-0D-031.00CO**
993 Todd Preis Dr		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Laurel Anne Bell and Matthew Austin Bell, wife and husband,

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

Edward Zepezauer and Agnes Zepezauer, husband and wife,

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:

Land in Davidson County, Tennessee, being Unit No. P-401, together with the Carport designated No. P-401-C, in River Plantation, Section Four, A Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee as shown on the plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860, Pages 17, 18 and 19, of the Register' s Office for Davidson County, Tennessee, as amended in Book 4860, Pages 107, 108 and 109, Registers Office for said County, and described in a Master Deed recorded in Book 4892, Page 440, amended in Book 4956, Page 756 of the 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 property, apartments, co-owners, and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto recorded in Book 4892, Page 456, of the Register's Office of Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being all of the property conveyed to Laurel Anne Bell and Matthew Austin Bell, wife and husband, by deed from Melanie May Edwards, a single woman, of record in Instrument No. 20210713-0094235, dated July 12, 2021, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 4860, Pages 107-109, amending Plat Book 4860, Pages 17-19, Register's Office for Davidson, Tennessee.
c. Rules and Regulations for General Fine Policy of record in Instrument No. 20260213-0011742, in the Register's Office for Davidson County, Tennessee.
d. Easement to Piedmont Natural Gas Company of record in Instrument No. 20230413-0027088, in the Register's Office for Davidson County, Tennessee.
e. Sanitary Sewer Easement of record in Book 7675, Page 127, in the Register's Office for Davidson County, Tennessee.
f. Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.

M&H File #: **26-564**

g. Charter for Homeowners Association of record in Instrument No. 20050415-0042394, in the Register's Office for Davidson County, Tennessee.
h. TVA Easement of record in Book 2274, Page 549, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
i. Easement to Nashville Gas Company of record in Book 7776, Page 984, in the Register's Office for Davidson County, Tennessee.
j. Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626, Instrument No. 20050602-0062760 and Instrument No. 20250514-0037999, Register's Office for Davidson County, Tennessee.
k. By Laws of record in Book 4892, Page 456, amended in Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
l. Subject to rights of others in and to common areas/elements.
m. Subject to lien for special assessment contained in DCCR's/Master Deed.
n. Subject to HOA dues- if any.
o. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 993 Todd Preis Dr, Nashville, TN 37221.

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 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. 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 13th day of October, 2026.

x Laurel Bell
Laurel Anne Bell

x Matt Bell
Matthew Austin Bell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Laurel Anne Bell and Matthew Austin Bell, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2026.

A. Scott Hubbard
Notary Signature
My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-564**

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 10-13-2026.

Affiant Signature — Date: 10-13-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10-13-2026.

Notary's Signature

My Commission Expires: 9-21-210

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY