Karen Johnson Davidson County
Batch# 674735 DEEDWARR
07/12/2021 09:36:23 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210712-0093130

WARRANTY DEED

VICTORIA V. BUCKNER
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 **$375,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2021.

Notary Public

My commission expires: 05-25-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Betsy Edith Turner	**Betsy Edith Turner**	**Map 103-16-0-A Parcel 006.00co**
3901 West End Avenue #402	**3901 West End Avenue #402**	
Nashville, TN 37205	**Nashville, TN 37205**	

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

Diane Sacks, Alan Esstman, Donald L. Esstman, Successor Co-Trustees of the Revocable Trust Agreement of Bernice Esstman UAD November 7, 1996

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

Betsy Edith Turner

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 402 of Rokeby, a condominium or horizontal property regime established by Master Deed of record in Book 4829, Page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, Page 98 and Book 5096, Page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5060, Page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 4th Floor of Rokeby of record in Book 5060, Page 143, said Register's Office.

Being the same property conveyed to Bernice Esstman, unmarried, by Warranty Deed dated September 17, 1996 from Anna K. Stein, unmarried, of record in Book 10195, Page 919, Register's Office for Davidson County, Tennessee. The said Bernice Esstman, unmarried, having quitclaimed to Bernice Esstman, Trustee under Revocable Trust Agreement dated November 7, 1996, her successors and assigns, by Quitclaim Deed dated November 19, 1996, of record in Book 10265, Page 646, said Register's Office. Bernice Esstman died February 26, 2018. Diane Sacks, Alan Esstman, and Donald L. Esstman are the Successor Co-Trustees of the Revocable Trust Agreement of Bernice Esstman under agreement dated November 7, 1996.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan on the 4th Floor Rokeby of record in Book 5060, Page 143, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed of Rokeby, a Condominiums, of record in Book 4829, Page 138 and amended in Book 4983, Page 98, Book 5056, Page 409, Book 7399, Page 814, Book 9828, Page 213, and Instrument No. 20180118-0005409, said Register's Office. (3) By-Laws of Rokeby Homeowners Association, Inc., of record in Book 4829, Page 152 and amended in Instrument No. 20060110-0003792, said Register's Office. (4) Charter of Rokeby Homeowners' Association, Inc., of record in Book 4949, Page 924, said Register's Office. (5) Grant of Easement by and between Comcast of Nashville I, LLC, and The Rokeby Condominium Association, Inc., of record in Instrument No. 20150126-0007082 and Instrument No. 20191029-0110664, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_x___) Unimproved (____) property, known as **3901 West End Avenue #402, Nashville, TN 37205**

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 **8th** day of **July, 2021.**

Diane Sacks, Co Trustee

Diane Sacks, Successor Co-Trustee of the Revocable Trust Agreement of Bernice Esstman

Co-Trustee

Alan Esstman, Successor Co-Trustee of the Revocable Trust Agreement of Bernice Esstman

Donald L. Esstman, Successor Co-Trustee of the Revocable Trust Agreement of Bernice Esstman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Diane Sacks and Alan Esstman, Successor Co-Trustees of the Revocable Trust Agreement of Bernice Esstman,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **July, 2021.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF MICHIGAN)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Donald L. Esstman, Successor Co-Trustee of the Revocable Trust Agreement of Bernice Esstman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Michigan, this _____ day of **July, 2021.**

Notary Public

My Commission Expires:_____

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 8th day of July, 2021.

Diane Sacks, Successor Co-Trustee of the Revocable Trust Agreement of Bernice Esstman

Alan Esstman, Successor Co-Trustee of the Revocable Trust Agreement of Bernice Esstman

Donald L Esstman, Co Trustee

Donald L. Esstman, Successor Co-Trustee of the Revocable Trust Agreement of Bernice Esstman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Diane Sacks and Alan Esstman, Successor Co-Trustees of the Revocable Trust Agreement of Bernice Esstman,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **July, 2021.**

Notary Public

My Commission Expires:_____

STATE OF MICHIGAN)
COUNTY OF Allegan)

Personally appeared before me, a Notary Public of said County and State, **Donald L. Esstman, Successor Co-Trustee of the Revocable Trust Agreement of Bernice Esstman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~, Saugatuck, MI this 8th day of **July, 2021.**

Lori Babinski

Notary Public

My Commission Expires: 12-5-2024

LORI BABINSKI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF ALLEGAN
MY COMMISSION EXPIRES 12-5-2024
ACTING IN THE COUNTY OF ALLEGAN