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

Karen Johnson Davidson County
Batch# 742111 DEEDWARR
10/25/2021 08:33:16 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20211025-0142618

STATE OF Kentucky
COUNTY OF Jefferson

The actual consideration or value, whichever is greater is $280,000.00.

Charlotte L.
Affiant

Subscribed and sworn before me this 13th day of October 2021.

Notary Public
My commission expires: July 20, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Carole Elizabeth Fable 102 Windsor Terrace Drive Nashville, TN 37221	Carole Elizabeth Fable 102 Windsor Terrace Drive Nashville, TN 37221	143-01-0A-102.00 CO

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, **CHARLOTTE L. DONAN, TRUSTEE and JOHN G. DONAN, JR., TRUSTEE OF THE CHARLOTTE L. DONAN REVOCABLE TRUST AGREEMENT, ORIGINALLY DATED APRIL 22,2004 AS AMENDED AND RESTATED ON DECEMBER 19, 2014 AS AMENDED AND RESTATED MARCH 25, 2020**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CAROLE ELIZABETH FABLE, UNMARRIED**, 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. 102, together with the appurtenant interest in the common elements of Windsor Terrace Condominiums, a horizontal property regime established by Master Deed of record in Book 7150, page 921, as amended in Book 7436, page 667, re-recorded in Book 7564 page 297, amended in Book 7661, page 40; Book 7729, page 206 and Book 7980, page 717 and Instrument No. 20000811-0079911, Registers office for Davidson County, Tennessee, said unit being depicted on the Condominium site plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Charlotte L. Donan, Trustee of the Charlotte L. Donan Revocable Trust Agreement, originally dated April 22, 2004 as amended and restated on December 19, 2014, as amended and restated on March 25, 2020 by deed dated 03/31/2016, from Joseph Terlikosky and Lori Terlikosky, husband and wife, of record in Instrument No. 20160404-0031958, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 102 Windsor Terrace Drive, 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, 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 18 day of OCTOBER, 2021.

THE CHARLOTTE L. DONAN REVOCABLE TRUST AGREEMENT, ORIGINALLY DATED APRIL 22,2004 AS AMENDED AND RESTATED ON DECEMBER 19, 2014 AS AMENDED AND RESTATED MARCH 25, 2020

Charlotte L. Donan
By: Charlotte L. Donan, Trustee

By: John G. Donan, Jr., Trustee

STATE OF Kentucky
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Charlotte L. Donan**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Revocable Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said **Charlotte L. Donan** such Trustee.

Witness my hand and official seal on this the 18th day of October, 2021.

My Commission Expires: July 20, 2022

Rhonda L. Carlisle
Notary Public

STATE OF Kentucky
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **John G. Donan, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Revocable Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said **John G. Donan, Jr.** such Trustee.

Witness my hand and official seal on this the 18th day of October, 2021.

My Commission Expires: July 20, 2022

Rhonda L. Carlisle
Notary Public