THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-13768-BW

Karen Johnson Davidson County
Batch# 969580 DEEDWARR
02/13/2023 08:08:17 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20230213-0010081

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 289,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Denson, Trustee	New Owner	
6666 Brookmont Terrace, #410		129-14-0A-042.00-CO
Nashville, TN 37205-4622		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brandon Devers, Administrator of the Estate of Sandra K. Wall, and Anne Marie Devers, Devisee/Beneficiary under the Last Will and Testament of Sandra K. Wall**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Denson as Trustee of John Denson Revocable Living Trust Agreement dated 03/30/2009, amended 04/04/2014**

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. 410 of Wessex Towers Condominium, 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 of record in Book 5414, Page 634, as amended, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the plan of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, said Register' s Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sandra K. Wall by Warranty Deed from Samuel S. Alvarez and Kellie R. Alvarez, husband and wife of record in Instrument No. 20180321-0026346 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 21, 2018.

The said Sandra K. Wall having died on or about October 19, 2022, leaving a Last Will and Testament as probated in Docket No. 22P2088, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **6666 Brookmont Terrace, #410, 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, their heirs and assigns forever; and we do covenant with 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 our hands this the 7th day of February, 2023.

Estate of Sandra K. Wall, deceased

BY: Brandon Devers
Brandon Devers, Administrator

BY: Anne Marie Devers
Anne Marie Devers, Devisee/Beneficiary

STATE OF Kentucky
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brandon Devers,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 07 day of February, 2023.

My Commission expires: May 31, 2026

Stephanie Elaine Story
Notary Public

STEPHANIE ELAINE STORY
Notary Public
Commonwealth of Kentucky
Commission Number KYNP48277
My Commission Expires May 31, 2026

STATE OF Kentucky
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anne Marie Devers,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 07 day of February, 2023.

My Commission expires: May 31, 2026

Stephanie Elaine Story
Notary Public

STEPHANIE ELAINE STORY
Notary Public
Commonwealth of Kentucky
Commission Number KYNP48277
My Commission Expires May 31, 2026