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

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6478-WE

Karen Johnson Davidson County
Batch# 1036780 DEEDWARR
08/10/2023 09 55 18 AM 2 pgs
Fees $13 00 Taxes $2,405 00

20230810-0062000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE SEZEN YILMAZ MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Jan Callen and Karen Callen		
3733 West End Avenue Apt 201	NEW OWNER	104-09-0L-201.00-CO
Nashville, TN 37205		
(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, **Rosalyn Sue Elton, Trustee of the Rosalyn Sue Elton Revocable Trust dated April 12, 2021**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jan Callen and Karen Callen, 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 201, together with the appurtenant interest in the common elements of The Westende Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 7288, Page 65, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No 3 and 4 on the Plan of Map of Bransford Realty Cos Golf and Country Club Subdivision of record in Plat Book 332, Page 152, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rosalyn S Elton, unmarried by Warranty deed from M Jane Pedley, unmarried of record in Book 9685, page 17, Register's Office for Davidson County, Tennessee, dated May 24, 1995 and recorded on May 31, 1995

Being the same property conveyed to Rosalyn Sue Elton, Trustee of the Rosalyn Sue Elton Revocable Trust dated April 12, 2021 by Quitclaim deed from Rosalyn S Elton, unmarried of record in Instrument No 20210722-0098869 Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 22, 2021

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 __ unimproved _X_ improved property known as **3733 West End Avenue Apt. 201, 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 9 day of August, 2023

The Rosalyn Sue Elton Revocable Trust dated April 12, 2021

BY: Rosalyn Sue Elton
Rosalyn Sue Elton, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rosalyn Sue Elton, Trustee of the Rosalyn Sue Elton Revocable Trust dated April 12, 2021,** 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 they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 9 day of August, 2023

My Commission expires. _____

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public