Karen Johnson Davidson County
Batch# 1040836 DEEDWARR
08/21/2023 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20230821-0065102

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645110**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2023. Notary Public My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

WARRANTY DEED

Address New Owner: Levin Revocable Trust Agreement dated July 13, 2023 5453 Camelot Rd Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-11-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Robertson, Trustee of The Revocable Trust Agreement of Edith Robertson dated February 13, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Levin Revocable Trust Agreement dated July 13, 2023**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Elysian Fields, Section 1, of record in Plat Book 1424, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WALTER E. ROBERTSON AND WIFE, EDITH ROBERTSON, by deed from GLADYS DEAN PRITCHARD, of record in Book 2925, page 483, dated June 25, 1959, said Register's Office.

WALTER E. ROBERTSON died on or about December 2, 1983, leaving EDITH ROBERTSON as the surviving tenant by the entirety.

Being the same property conveyed to STEVEN ROBERTSON TRUSTEE UNDER THE REVOCABLE TRUST AGREEMENT OF EDITH ROBERTSON DATED FEBRUARY 13, 2012, by deed from EDITH L. ROBERTSON, A WIDOW, of record in Instrument No. 20120222-0015565, dated February 13, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 132-11-0-010.00.

Matters shown on the Plan of record in Plat Book 1424, page 81, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7597, page 832, said Register's Office.

This is improved property located at 4320 Franklin Pike Nashville TN 37024

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2023.

The Revocable Trust Agreement of Edith Robertson dated February 13, 2012

Steven C. Robertson, Trustee

By: Steven Robertson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Robertson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Revocable Trust Agreement of Edith Robertson dated February 13, 2012, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of August, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or 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 August 21, 2023 (date of document).

Affiant Signature

August 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023