SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $292,000.00.

Affiant

Subscribed and sworn to me on _____, 2024.

NOTARY PUBLIC

My Commission Expires: 11/9/2027

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36891

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
The Jean M. Grissim Revocable Living Trust	NEW OWNER	142-08-0A-014.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HARLAN DODSON, as Executor of the Estate of Bernard D. Goldstein**, hereinafter called **"GRANTOR"** has bargained and sold, and by these presents do(es) transfer and convey unto **Jean M. Grissim, Trustee of the Jean M. Grissim Revocable Living Trust u/a/d November 22, 2002, as amended July 1, 2021,** hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of Coronada, a Condominium, a Horizontal Property Regime, located at 101 Holly Forest, Nashville, Davidson County, Tennessee, as shown on the plat of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee, and described in a Master Deed of Record in Book 4901, page 679, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Coronada, a Condominium, contained in the Master Deed and by- laws appended thereto, recorded in Book 4901, page 679, Register's office for Davidson County Tennessee, and made a part hereof the same as though copied herein.

Being the same property conveyed to Bernard D. Goldstein and wife, Sandra K. Goldstein, by Warranty Deed from Craig W. Sudbrink of record in Book 6043, page 483, Register's Office for Davidson County, Tennessee, dated April 19, 1983 and recorded on April 22, 1983. The said Sandra Goldstein died on February 12, 1995, vesting Bernard D. Goldstein as the surviving tenant by the entirety.

Further, being the same property conveyed to Bernard D. Goldstein by Quitclaim Deed from Bernard D. Goldstein and wife, Lenora S. Martin Goldstein, of record in Instrument No. 20120703-0058707 Register's Office for Davidson County, Tennessee, dated June 25, 2012 and recorded on July 3, 2012.

The said Bernard D. Goldstein died, testate, on February 23, 2022, leaving a Last Will and Testament which has been admitted to probate in Case No. 22P374 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Pursuant to said Will, all real property which was owned by Bernard D. Goldstein at the time of his death is to be administered as part of the probate estate, subject to the control of Harlan Dodson, as Executor of the Estate. The said Executor has the power and authority, acting alone and without joinder of any beneficiary, to sell and convey the real property described herein.

Karen Johnson Davidson County
Batch # 1139136 **DEEDWARRSP**
05/24/2024 10:13:22 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20240524-0038783

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

101 Holly Forest, Nashville, TN 37221

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR, in his capacity as Executor of the Estate of Bernard D. Goldstein, does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, it has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR, in his capacity as Executor of the Estate of Bernard D. Goldstein, does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but no further or otherwise. 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 22nd day of May, 2024.

Harlan Dodson, Executor of the Estate of Bernard D. Goldstein

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Harlan Dodson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument in his capacity as Executor of the Estate of Bernard D. Goldstein, and acknowledged that he executed the same in said capacity as his own free act and deed.

Witness my hand and official seal, this 22nd day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 11/8/2027

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027