THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250249957** Karen Johnson Davidson County Batch # 1243917 DEEDWARR 03/06/2025 10 54 44 AM 2 pgs Fees $13 00 Taxes $1,605 80 20250306-0016904	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $434,000 00. Affiant Subscribed and sworn to before me, this 28th day of February, 2025 Notary Public My Commission Expires.

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2026

WARRANTY DEED

Address New Owner: Calvin and Mary Lewis 722 Deerpark Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 103 16 0A 034.00

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, **Paul Kent Bramlett and wife, Shirley W. Bramlett,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Calvin P. Lewis and Mary M. Lewis, husband and wife**, ("Grantees"), its 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 Unit No. 204, on the Plan of ROKEBY, A CONDOMINIUM or horizontal property regime established by Master Deed of record in Book 4829, Page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, Page 98, Book 5096, Page 409, Book 5459, Page 179, Book 7399, Page 814, Book 9828, Page 213, Instrument No. 20180118-0005409, Instrument No. 20060717-0085390, Re-recorded in Instrument No. 20060724-0089036 and Amendment to Bylaws recorded in Instrument No. 20060110-0003792, said Register's Office, and shown on a The said Unit is more fully depicted on the Plan of the 2ND FLOOR OF ROKEBY CONDOMINIUM APARTMENTS of record in Plat Book 5060, Page 105, said Register's Office.

Being the same property conveyed to Paul Kent Bramlett and wife, Shirley W. Bramlett, by Warranty Deed from Patricia Proctor Carlson, of record in Instrument No. 20010918-0100982, in the Register's Office of Davidson County, Tennessee, dated September 14, 2001, and recorded on September 18, 2001.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND FLOOR OF ROKEBY CONDOMINIUM APARTMENTS, as recorded in Plat Book 5060, Page(s) 105

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN ROKEBY CONDOMINIUM APARTMENTS, as recorded in Plat Book 5050, Page 16.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROKEBY, A CONDOMINIUM of record in Book 4829, Page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, Page 98, Book 5096, Page 409, Book 5459, Page 179, Book 7399, Page 814, Book 9828, Page 213, Instrument No. 20180118-0005409, Instrument No. 20060717-0085390, Re-recorded in Instrument No. 20060724-0089036 and Amendment to Bylaws recorded in Instrument No 20060110-0003792, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Instrument No. 20150126-0007082 and Instrument No. 20191029-0110664.

Charter for Rokeby Homeowners' Association, Inc., recorded in Book 4948, Page 924.

This is improved property located at 3901 West End Avenue Unit 204 Nashville TN 37205

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 25th day of February, 2025

Paul Kent Bramlett

Shirley W. Bramlett by Paul Kent Bramlett, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Kent Bramlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Shirley W Bramlett and that he is authorized by Shirley W Bramlett to execute this instrument on her behalf

Witness my hand, at office, this 25th day of February, 2025

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025