Karen Johnson Davidson County
Batch# 1274472 DEEDWARR
05/19/2025 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250519-0039184

This Instrument Prepared by Ledbetter Title Company, LLC
P. O. Box 715, Cookeville, TN 38503

WARRANTY DEED

OWNER:
Red Zora Irrevocable Investment Services Trust & Taylor Ballantyne
Address: 3000 Hillsboro Pike, Unit 72
Nashville, TN 37215

SEND TAX BILLS TO:
Same as owner

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, ***Marilyn Mason Wilson, an unmarried woman,*** has this day bargained and sold, and does hereby transfer and convey unto ***Red Zora Irrevocable Investment Services Trust and Taylor Ballantyne, as tenants in common with right of survivorship,*** hereinafter referred to as Grantees, a certain condominium apartment located Davidson County, State of Tennessee, as follows:

Being Unit No. 72 on the plan of VERSAILLES APARTMENTS, of record in Book 5050, Page 80, as amended by Surveyor's Certificate of Correction of record in Book 5171, Page 153, and further established by Master Deed and By-Laws of record in Book 5589, Page 367, and Book 5659, Page 641, as re-recorded in Book 5667, Page 375, and further amended in Book 7770, Page 955, and Book 8434, Page 719, in the Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Map 117-03-0 A Parcel 72.00

This conveyance is subject to:

1. **Current year taxes which have been prorated and assumed by the Grantees.**
2. **All restrictions of record.**
3. **All easements of record.**
4. **All visible easements.**
5. **All matters appearing on the plan and/or plat of record.**
6. **All applicable government and zoning regulations.**

The previous and last conveyance being a Deed to Marilyn Mason Wilson, a single person, recorded on April 10, 1995 in Book 9641, Page 27, Register's Office of Davidson County, Tennessee.

Wanda Morphew executed this instrument on behalf of Marilyn Mason Wilson pursuant to Durable Power of Attorney recorded simultaneously in Instrument Number 202505190039183 **, in the Register's Office of Davidson County, Tennessee.**

***SOURCE OF DESCRIPTION*:** Previous and last conveyance.

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

I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 15th day of May, 2025.

Marilyn Mason Wilson

Marilyn Mason Wilson

BY: Wanda Morphew

Wanda Morphew, Attorney In Fact for Marilyn Mason Wilson

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, ***Wanda Morphew,*** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ***Marilyn Mason Wilson,*** and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said ***Marilyn Mason Wilson.***

WITNESS MY HAND and official seal at office, this 15th day of May, 2025.

NOTARY PUBLIC

BETH STONE
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

My Commission Expires: 7-8-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this 14 day of May 2025.

My Commission Expires: 3/8/28

Notary Public – Register

G:/ RedZoraIrrevocable.wd

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Certificate of Authenticity

I, Mackenzie Hudson, 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 May 19, 2025.

Affiant Signature

5/19/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19th day of May, 2025.

Notary's Signature

My Commission Expires: 4/26/27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-3000-72