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WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 08/09/2025
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Laura R. Christopherson, and her successors in trust as Trustee of the LRC Revocable Trust dated February 17, 2022 and amended and restated on November 15, 2024	New Owner(s)	103-16-A-26.00-R
(NAME)	(NAME)	
3901 West End Avenue, Unit 904	P.O. Box 22452	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20250885

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

Karen Johnson Davidson County
Batch # 1283156 DEEDWARR
06/09/2025 10:15:17 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20250609-0045034

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, I/we, **Susan D. Jones, an unmarried woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Laura R. Christopherson, and her successors in trust, as Trustee of the LRC Revocable Trust dated February 17, 2022 and amended and restated on November 15, 2024,** 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: :

Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows:

Being Unit No. 904 of Rokey, 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 and Book 5096, page 409, Register's Office for said County; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, Register's Office for said County. The said Unit is more fully depicted on the Plan of the 9th Floor of Rokeby of record in Book 5060, page 64, Register's Office for said County. Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 64, Register's Office for said County, but specifically excluding any interest in parking spaces shown as limited common elements on the "2nd Revised Plan" of record in Book 5050, page 16, Register's Office for said County.

BEING the same property conveyed to Nell Frosh Haggard by Warranty Deed from The Rokeby Corporation, dated 03/23/1979 and filed of record in Book 5414, page 461, Register's Office for Davidson County, Tennessee.

The said Nell Frosh Haggard died intestate a citizen and resident of Davidson County, Tennessee on or about 11/17/2022. Pursuant to Affidavit of Heirship of record in Inst. No. 20221230-0133842, said Register's Office, the said Nell Frosh Haggard is survived by her daughter, Susan D. Jones, her sole heir at law.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rokeby Condominium Apartments and filed of record in Book 4829, page 138; amended in Book 4983, page 98 and Book 5096, page 409, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Rights of others in and to party walls.

Unimproved ☐

This is improved ☒ property, known as 3901 West End Avenue, Unit 904, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 5th day of June, 2025.

Susan D. Jones

Susan D. Jones

STATE OF Alabama)
County OF SHELBY)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Susan D. Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th of June, 2025.

Ralph E. Parker

Notary Public
My Commission Expires: 01/29/2028

RALPH E PARKER
NOTARY PUBLIC
ALABAMA STATE AT LARGE