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

WARRANTY DEED

Karen Johnson
Batch # 1283759
06/10/2025 10:14:46 AM
Fees: $13.00 Taxes: $1,332.00

Davidson County
DEEDWARR
2 pgs

20250610-0045481

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
SEAN VILMAZ
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Walker Rutherford Maddux	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
4500 Post Rd Unit 5 (NAME)	(NAME)	103140A00500CO
Nashville TN 37205 (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **David Estrin, Trustee of the Charlene G. Estrin Revocable Trust, created May 30, 2023** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walker Rutherford Maddux** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A-5, on the Plan of The Hillwood Revised of record in Plat Book 6250, Page 503, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hillwood, a horizontal property regime established by Master Deed and By-Laws of record in Book 5280, Page 464, amended in Book 5281, Page 357, Book 6553, Page 108, Book 6612, Page 155, Book 7702, Page 606 and Book 7822, Page 263, said Register's Office.

Being the same property conveyed to Charlene G. Estrin, Trustee of the Charlene G. Estrin Revocable Trust, created May 30, 2023, by virtue of that certain Quit Claim Deed dated May 31, 2023, and being of record at Instrument No. 20230607-0043123, in the amount of $.00 in the Register's Office of Davidson County, Tennessee. Charlene G. Estrin having since deceased on March 10, 2025, see also Certification of Trust of record at Instrument No. 20250610-0045480 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Charlene G. Estrin, unmarried by virtue of Warranty Deed dated June 19, 1998 at Book 10996, Page 300 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4500 Post Rd. Unit 5 Nashville, TN 37205 (unimproved)
(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, 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 hand this 6th day of June, 2025.

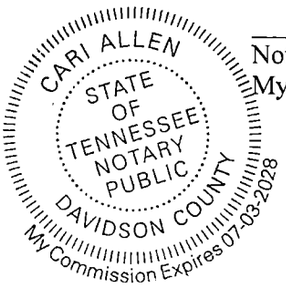
The Charlene G. Estrin Revocable Trust, created May 30, 2023

By: David Estrin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Estrin, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the Charlene G. Estrin Revocable Trust, created May 30, 2023, and is authorized by the Charlene G. Estrin Revocable Trust, created May 30, 2023, to execute this instrument on behalf of the Charlene G. Estrin Revocable Trust, created May 30, 2023.

WITNESS my hand and official seal at office this 6th day of June, 2025.



Notary Public
My Commission Expires: 7-3-28