THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

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 # 1287425 DEEDWARR
06/20/2025 11 11 01 AM 2 pgs
Fees $13 00 Taxes $1,683 50
20250620-0048429

WARRANTY DEED

Address of New Owners	Send Tax Bills To	Tax ID No
Andrew Weikert 2025 Lombardy Avenue Nashville, TN 37215	SAME AS NEW OWNER	117-07-0J-006-00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ann S. Smith, as Trustee of the Ann Schaefer Smith Living Trust, dated April 25, 1994**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew Weikert, unmarried,** hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being **Unit No. 2025, together with designated parking space No. P-7 of Kingsbridge Condominiums**, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "C" to the Master Deed of record in Book 7105, Page 777, amended in Book 7457, Page 15, and Book 9539, Page 564, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Cecil D Smith and spouse, Ann S. Smith, by Warranty Deed from Anne S. Wilson, unmarried, of record in Book 11407, page 454, dated March 29, 1999 and recorded on March 30, 1999, Register's Office for Davidson County, Tennessee. Cecil D Smith having since died on January 3, 2014, leaving Ann S. Smith as surviving tenant by the entirety Being further and last conveyed to Ann S. Smith, Trustee of the Ann Schaefer Smith Living Trust, dated April 25, 1994, by Quitclaim Deed from Ann S. Smith, of record in Instrument No 20150505-0041084, recorded on May 5, 2015, Davidson County Register of Deeds

This property commonly known as 2025 Lombardy Avenue, Nashville, TN 37215*

*Note that a street address is not, and is not part of a legal description

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 18th **day of June, 2025**

Ann S. Smith, as Trustee of the Ann Schaefer Smith Living Trust, dated April 25, 1994

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ann S. Smith ,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 19TH day of **June, 2025**

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$455,000.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 18th DAY OF**June, 2025**

Notary Public

My Commission Expires _____

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027