RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1290750
06/27/2025 10 00 20 AM
Fees $13 00 Taxes $8,126 13

Davidson County
DEEDWARR
2 pgs

20250627-0050750

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,196,250 00

Richard D Holton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25TH DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

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

ADDRESS NEW OWNER(S) AS FOLLOWS Richard Holton and Vicki Holton	SEND TAX BILLS TO Same	MAP-PARCEL NUMBER
(NAME) 3737 West End Ave, #102	(NAME)	104-09-0J-102 00-CO
(ADDRESS) Nashville TN 37205	(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, **Susan W. Simons and W. Lucas Simons, wife and husband**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Holton and Vicki Holton**, husband and wife, 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:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 102 of the Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123) and the provisions of the Master Deed for the Westbury Condominiums of record in Book 6819, Page 210, including without limitation the by-laws appended thereto of record in Book 6819, Page 239, said Register's Office as amended by First Amendment to Master Deed of record in Book 6886, Page 662, said Register's Office, and as amended by Second Amendment to Master Deed of record in Book 6958, Page 220, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Susan W. Simons by Quit Claim Deed from W. Lucas Simons and Susan W. Simons, as Trustees of the Susan W. Simons Living Dated June 18, 2004, an undivided one half (50%) tenant-in-common interest of record in Instrument No. 20171215-0127938 Register's Office for Davidson County, Tennessee, dated December 04, 2017 and recorded on December 15, 2017.

Being the same property conveyed to W. Lucas Simons, Susan W. Simons, Adele Conner Simmons and Dorothy Simons Rowe, Trustees of The Susan Simons 2012, Family Trust Dated December 17, 2012 by Quit Claim Deed from Susan W. Simons, an undivided one half (50%) tenant-in-common interest of record in Instrument No. 20171222-0130758 Register's Office for Davidson County, Tennessee, dated December 05, 2017 and recorded on December 22, 2017.

Being the same property conveyed to Susan W. Simons, Trustee of The Luke Simons 2012, Family Trust Dated December 17, 2012 by Quit Claim Deed from W. Lucas Simons, an undivided one half (50%) tenant-in-common interest of record in Instrument No. 20171222-0130794 Register's Office for Davidson County, Tennessee, dated December 05, 2017 and recorded on December 22, 2017.

Being the same property conveyed to W. Lucas Simons, undivided one-half (50%) tenant-in-common interest and Susan W. Simons, undivided one-half (50%) tenant-in-common interest, by virtue of that certain Quit Claim Deed(s) dated June 10, 2025, and being of record at Instrument No. 20250616-00446608 and 20250616-00446609 in the Register's Office of Davidson County, Tennessee.

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.

unimproved _
This is improved x property, known as 3737 West End Ave Unit 102 Nashville, TN 37205
(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 25th day of June, 2025.

Susan W. Simons

Susan W. Simons

W. Lucas Simons by Susan W. Simons Attorney in fact

W. Lucas Simons, by Susan W. Simons, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Susan W. Simons**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of June, 2025.

Notary Public

My Commission Expires: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Susan W. Simons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of W. Lucas Simons and acknowledged that she executed the same as the free act and deed of the said W. Lucas Simons.

WITNESS my hand and official seal at office this 25th day of June, 2025.

Notary Public

My Commission Expires: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON