THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1292581 DEEDWARR
07/02/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20250702-0052105

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Karen Gordon Bush 4215 Harding Pike #601 Nashville, TN 37205	Karen Gordon Bush 454 Greenwood Lane Rigeland, Mississippi 39157	103 16 0B 060.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Herbert Seloff and Eileen Seloff Rosenblum, Co-Executors of The Estate of Charlotte D. Seloff** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Karen Gordon Bush, a married woman,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4215 Harding Pike, #601, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

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 No. 601 on the Plan of Windsor Tower Condominium Apartments, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, as described in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leonard Seloff and wife, Charlotte D. Seloff, by Warranty Deed from Kay E. Ramming, unmarried, dated September 28, 2007, and recorded October 8, 2007, of record in Instrument No. 20071008-0119885, in the Register's Office for Davidson County, Tennessee. Leonard Seloff having died on or about August 19, 2012, leaving Charlotte D. Seloff as surviving tenant by the entirety. Charlotte D. Seloff having died testate on or about January 16, 2025, appointing Sharon Seloff Paz, Eileen Seloff Rosenblum, and Herbert Seloff as Co-Executors of the Estate of Charlotte D. Seloff. Sharon Seloff Paz resigned as Co- Executor of the Estate on June 23, 2025 and filed 6/27/2025, Case No. 25P276, Register's Office for Davidson County, TN.

This is improved property known as 4215 Harding Pike, #601, Nashville, TN 37205.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 1st day of July, 2025.

The Estate of Charlotte D. Seloff

By: _____
Herbert Seloff, Co-Executor

By: _____
Eileen Seloff Rosenblum, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2025, before me personally appeared Herbert Seloff and Eileen Seloff Rosenblum, Co-Executors of The Estate of Charlotte D. Seloff, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of July, 2025.

_____
Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $740,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 1st day of July, 2025

_____
Notary Public
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

Certificate of Authenticity

I, **Barbara McGinty**, 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 July 1, 2025 (date of document).

Affiant Signature

Date July 1, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER