This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,100,000.00.

Affiant

Subscribed and sworn before me this the 25th day of June, 2025.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1293865 DEEDWARR
07/03/2025 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20250703-0052958

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Coleman Trust	New Owner	104-09-0F-001.00
110 Christopher St. #1		
Nashville, TN 37205		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID L. SILVIAN, EXECUTOR OF THE ESTATE OF BESS W. HENDERSON, AND PETER M SHAPLAND, TRUSTEE, AND DAVID L. SILVIAN, TRUSTEE OF THE BESS W. HENDERSON 1986 REVOCABLE TRUST**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MARGARET A. COLEMAN, AS TRUSTEE OF THE MARGARET A. COLEMAN LIVING TRUST, U/A DATES SEPTEMBER 23, 2022**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1 of Christopher Place Condominiums, a Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Christopher Place Condominiums recorded in Book 6232, Page 540, as amended in Book 6287, Page 275 and Book 6629, Page 834, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Christopher Place Condominiums as shown on Exhibit "B" to the Master Deed, of record in Book 6232, Page 540, and as shown on the Plat of Christopher Place of record in Plat Book 5200, Page 711, in the Register's Office of Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Bess W. Henderson, married, by Warranty Deed from Town Properties, Inc., and Union Financial Corporation, a joint venture, dated 05/04/1984 and recorded 05/11/1984 in Book 6290, Page 55, in the Register's Office of Davidson County, Tennessee.

The said Bess W. Henderson having since died testate on September 4, 2024 with her Estate being probated under Case No. 24P-2133 in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised her residuary estate to The Bess W. Henderson 1986 Revocable Trust with Peter M. Shapland as Trustee and David L Silvian as Trustee. By Order to Probate and Appoint Executor David L. Silvian was appointed Executor of her Estate.

THIS IS IMPROVED PROPERTY KNOWN AS 110 Christopher St. #1, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 25th day of June, 2025.

Estate of Bess W. Henderson
BY: _____
David L. Silvian, Executor

STATE OF Massachusetts
COUNTY OF Suffolk

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David L. Silvian, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Executor of the within named bargainor, an Estate, and that David L. Silvian as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said David L. Silvian as such Executor. Witness my hand and official seal this 26th day of June, 2025.

My Commission Expires:

_____
Notary Public

SUSAN M. REIDY
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 1, 2029

Bess W. Henderson 1986 Revocable Trust
BY: _____
David L. Silvian, Trustee

STATE OF Massachusetts
COUNTY OF Suffolk

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David L. Silvian, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that David L. Silvian as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said David L. Silvian as such Trust. Witness my hand and official seal this 26th day of June, 2025.

My Commission Expires:

_____
Notary Public

SUSAN M. REIDY
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 1, 2029

Bess W. Henderson 1986 Revocable Trust
BY: Peter M Shapland
Peter M. Shapland, Trustee

STATE OF MA
COUNTY OF SUFFOLK

Before me, the undersigned, a Notary **Public in and for** the State and County aforesaid, personally appeared Peter M. Shapland, with whom I am **personally acqua**inted, or proved to me on the basis of satisfactory evidence, and who upon his oath **acknowledged him**self to be the Trustee of the within named bargainor, a Trust, and that Peter M. Shapland **as such Trustee,** executed the foregoing instrument for the purposes therein contained by signing the name **of the Trust by** the said Peter M. Shapland as such Trust. Witness my hand and official seal this 26 day of June, 2025.

My Commission Expires: March 16, 2029

Sugeily M. Garcia
Notary Public

Sugeily M. Garcia
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
March 16, 2029

202507030052958

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/26/2025.

Affiant Signature

7/2/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of June, 2025

Jennifer Crowell

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202507030052958