THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550943** Karen Johnson Davidson County Batch # 1296802 DEEDWARR 07/11/2025 10:55:04 AM 2 pgs Fees: $13.00 Taxes: $2,682.50 20250711-0054684	STATE OF TENNESSEE) COUNTY OF DAVIDSON) Prepared by: Record and Return To: Chapman & Rosenthal Title, Inc 10 Burton Hills Blvd, Ste 130 Nashville, TN 37215 The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2025. Notary Public My Commission ~~Expires:~~

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner: Laura Allen 110 31st Avenue North, Unit 104 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-02-4C-003.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **C. Seth Landefeld and Mary-Margaret Chren Landefeld, as Trustees of The Landefeld Family Trust under agreement dated September 25, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura S. Allen, Trustee of The Laura S. Allen Revocable Trust Agreement dated June 23, 2022**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 104, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers P2-10 and P2-11 which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to C. SETH LANDEFELD AND MARY-MARGARET CHREN LANDEFELD, AS TRUSTEES OF THE LANDEFELD FAMILY TRUST UNDER AGREEMENT DATED SEPTEMBER 25, 2015, by deed from NASHVILLE LAND EQUITIES, LLC, of record in Instrument No. 20210119-0007622, dated January 12, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 104-02-4C-003.00 CO.

Master Deed of record as Instrument No. 20080401-0032619, amended as Instrument Nos. 20080408-0035628, 20090512-0043586 and 20090921-0087974, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20051013-0123588, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage of record as Instrument No. 20051013-0123589, said Register's Office.

Grant of Easement of record in Instrument No. 20140328-0025603, said Register' s Office.

This is improved property located at 110 31st Avenue North, Unit 104 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2025.

The Landefeld Family Trust under agreement dated September 25, 2015

By: C. Seth Landefeld, Trustee

By: Mary-Margaret Chren Landefeld, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Seth Landefeld and Mary-Margaret Chren Landefeld, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Landefeld Family Trust under agreement dated September 25, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of July, 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public

My Commission Expires: _____