This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6901-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2025.

Notary Public
My Commission Expires: _____

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Karen Johnson Davidson County
Batch # 1311430 DEEDWARR
08/18/2025 02:52:34 PM 2 pgs
Fees: $13.00 Taxes: $444.00
20250818-0065821

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jim Crossman Realty LLC 104 Woodmont Blvd., Ste 203 Nashville, TN 37205	New Owner	103-02-0C-036-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Nancy E. Kleinert, Executor of Estate of Eva Mae Pratt Evans** (individually and/or collectively, "Grantor"), transfer and convey unto **Jim Crossman Realty LLC** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 36, together with the appurtenant interest in the common elements of West End Terrace Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of West End Terrace Condominium, of record in Book 6657, page 549; as amended in Book 7541, page 955, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as exhibit to said Master Deed, as amended. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West End Terrace Condominium, provided in said Master Deed, as amended, together with the By-Laws attached as exhibit to said Master Deed, as amended, the Rules and Regulations of record in Instrument No. 20250103-0000532, said Register's Office, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Eva M. Evans by Quitclaim Deed from Eva M. Pratt, dated August 14, 2012, recorded August 15, 2012, of record in Instrument No. 20120815-0073149, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Thomas H. Pratt, Jr. and wife, Eva M. Pratt by Warranty Deed from West End Terrace, Inc., a Tennessee corporation, dated September 25, 1985, recorded October 4, 1985, of record in Book 6673, page 515, Register's Office for Davidson County, Tennessee.Thomas H. Pratt, Jr., having since died on February 16, 2005, leaving Eva M. Pratt (NKA Eva M. Evans) as surviving tenant by the entirety. Eva M. Evans having since died on December 14, 2024. Her Last and Will and Testament having been probated in Docket No. 25P119, Circuit Court for Davidson County, Tennessee, naming Nancy E. Kleinert as Executor.

This is improved property located at: **276 White Bridge Pike, 36, Nashville, TN 37209**

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This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 15th day of August, 2025.

GRANTOR:

Estate of Eva Mae Pratt Evans

By: _____

Nancy E. Kleinert, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nancy E. Kleinert, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executor of the Estate of Eva Mae Pratt Evans, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of August, 2025.

_____
Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027