Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250852016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of September, 2025

Notary Public
My Commission Expires:

Karen Johnson
Batch # 1327221
09/26/2025 10:06:46 AM
Fees $13.00 Taxes $1,461.50
20250926-0076839

Davidson County
DEEDWARR
2 pgs

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information:
John Spann 27 Minnekahda Place Chattanooga, TN 37405	New Owner	Tax Parcel ID No. 116-03-0B-153.00 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, **Catherine Anne Vest, Trustee of The Catherine Anne Vest Revocable Trust dated October 1, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Spann**, ("Grantee"), hiss 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 No. 153 , on the Plan of Royal Oaks Apartments, of record in Plat Book 5200, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association , a horizontal property regime established by Master Deed of record in Book 5282, page 972, Register's Office .

Being the same property conveyed to CATHERINE A. VEST, by deed from ASHLEY L. HERYNK N/K/A ASHLEY MELER AND HUSBAND, SHADLEY B. MEIER, of record in Instrument No 20130314-0025701, dated March 8, 2013, said Register's Office.

CATHERINE A. VEST conveyed her interest to CATHERINE ANNE VEST, TRUSTEE OF THE CATHERINE ANNE VEST REVOCABLE TRUST DATED OCTOBER 1, 2013, by quitclaim deed of record in Instrument No. 20140423-0034190, dated April 22, 2014, 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. 116-03-0B-153.00 CO.

Matters shown on the Plan of record in Plat Book 4660, page 59 and revised in Plat Book 5200, page 45, said Register's Office.

Master Deed of record in Book 5282, page 972, said Register's Office.

Sanitary Sewer Easement of record in Book 3347, page 188, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4835, page 964, said Register's Office

This is improved property located at 4505 Harding Pike, Unit 153 Nashville TN 37205

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 25th day of September, 2025

The Catherine Anne Vest Revocable Trust dated October 1, 2013

Catherine Anne Vest, Trustee

By. Catherine Anne Vest, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine Anne Vest, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Catherine Anne Vest Revocable Trust dated October 1, 2013, 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 25th day of September, 2025

Notary Public

My Commission Expires: _____

