This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

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

ADDRESS NEW OWNER:
Catherine Anne Vest, Trustee
4505 Harding Pike, 21E
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

Karen Johnson
Batch # 1327226
09/26/2025 10 13 54 AM
Fees $28 00 Taxes $1,461 50

Davidson County
DEEDWARR
5 pgs

20250926-0076849

MORTGAGEE:

MAP **116-030**
GROUP **A**
PARCEL **028.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Connie Marie Simmons, Administrator of the David Lynn Eason Estate, Connie Marie Simmons, Karen Michelle O'Neal and Christopher Brandon Rumfelt,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Catherine Anne Vest, Trustee of the Catherine Anne Vest Revocable Trust dated October 1, 2013**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit

SEE ATTACHED EXHIBIT 'A'

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **4505 Harding Pike, 21E, Nashville, Tennessee 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 GRANTEE, her heirs and assigns , forever, and, GRANTOR do covenants with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 23rd day of **September, 2025.**

Connie Marie Simmons, Administrator
Connie Marie Simmons, Administrator

Connie Marie Simmons
Connie Marie Simmons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Connie Marie Simmons, Administrator of the David Lynn Eason Estate and Connie Marie Simmons, Individually** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of September, 2025.

NOTARY PUBLIC

My Commission Expires: July 18, 2028

TIFFANY RILEY
STATE OF TENNESSEE NOTARY PUBLIC
OBION COUNTY

WITNESS my hand this the 24 day of **September, 2025.**

✓ Karen Michelle O'Neal

Karen Michelle O'Neal

STATE OF Kentucky
COUNTY OF McCracken

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Karen Michelle O'Neal**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24 day of September, 2025.

Isaac I May
COMMISSION # KYNP41871
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
12-17-2025

✓ Isaac May
NOTARY PUBLIC

✓ My Commission Expires: 12/17/2025

WITNESS my hand this the 23rd day of **September, 2025.**

Christopher Brandon Rumfelt

STATE OF
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher Brandon Rumfelt**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 06/20/2028

TAMMY BAUCOM
STATE OF TENNESSEE NOTARY PUBLIC
OBION COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

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

Exhibit "A"

A Condominium Apartment in Davidson County, Tennessee, being Apartment No. 21-E on the Plan of Royal Oaks Tower Condominium Apartments, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Plat Book 4460, page 189, as corrected by Surveyors Certificate of Correction of record in Book 4728, page 756, and as established as a Horizontal Property Regime by Master Deed of record in Book 4710, page 901, as amended in Book 4798, page 813, Instrument No 20070124-0009971, and in Instrument No. 20200820-0094307,Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description, together with the said apartments, appurtenant undivided 2.13690% interest in the general and limited common elements of the horizontal property regime.

Being the same property conveyed to David Eason, single man by deed dated April 16, 2020 from Elizabeth Worrell Braswell and husband, Anthony T. Braswell, of record in Instrument No. 20200417-0040542, Register's Office, Davidson County, Tennessee. The said David Eason died on April 18, 2025 intestate, leaving the subject property to his aforesaid Heirs at Law. See Probate Case 25P1285, Circuit Court Clerk's Office, Davidson County, Tennessee, along with the Affidavits of Heirship of record in Instrument Nos. 20250708-0053478 and 20250708-0053479, and the Affidavit of Heirship in Furtherance of Title, being recorded simultaneously herewith, of record in Instrument No. 20250926-0076848 Register's Office, Davidson County, Tennessee.