Karen Johnson Davidson County
Batch# 1328265 DEEDWARR
09/30/2025 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $4,347.50
20250930-0077567

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38843-08-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me this 29th day of September, 2025. Notary Public My Commission Expires: 7-7-2027

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Wexler Community Property Trust 2411 Crestmoor Road, #3 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117100B00300CO

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, **Mildred N. Loser, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Irwin Martin Wexler and Patti M. Wexler, Co-Trustees of Wexler Community Property Trust, dated September 29, 2025** ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2411 Crestmoor Road, #3, Nashville, TN 37215.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of September, 2025.

Mildred N. Loser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mildred N. Loser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2025.

Notary Public

My Commission Expires:

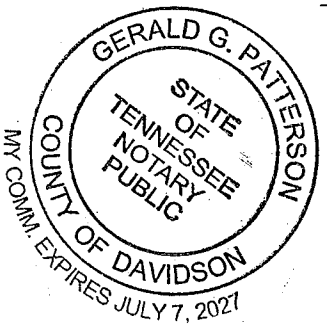


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3 together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed, of record in Instrument No, 20060921-0117371, amended in Instrument No. 20061009-0125107, Instrument No. 20070601-0065028, Instrument No. 20120702-0058112, and Instrument No. 20180828-0085147, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Amendment to Master Deed in Instrument No. 20070601-0065028, and being located upon Lot No. 1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.

Pursuant to the terms of Paragraph 8 of the Master Deed of record in Instrument No. 20060921-00117371, Register's Office for Davidson County, Tennessee, Parking Spaces designated on the parking garage pavement as #23 and 24 are allocated with subject Unit.

Being the same property conveyed to Joseph C. Loser Jr. and wife Mildred N. Loser by deed dated September 16, 2011 from Pinnacle National Bank, a national banking association, of record in Instrument No. 20110916-0072173, Register's Office for Davidson County, Tennessee. Joseph C. Loser Jr. having since died on May 11, 2014 leaving Mildred N. Loser as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 117100B00300CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Whitney, of record in Instrument No. 20060921-0117371, amended in Instrument No. 20061009-0125107, Instrument No. 20070601-0065028, Instrument No. 20120702-0058112 and Instrument No. 20180828-0085147, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.
5. Storm water quality agreement of record in Instrument No. 20061115-0141827, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 true and exact copy of the original document executed and authenticated according to law on September 29, 2025 (date of document).

Affiant Signature

9/29/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029