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

CRT File No. 251052461

Karen Johnson
Batch # 1339264
10/29/2025 10 09 50 AM
Fees $13 00 Taxes $1,850 00

Davidson County
DEEDWARR
2 pgs

20251029-0086006

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2025

Notary Public
My Commission Expires. _____

WARRANTY DEED

Address New Owner	Send Tax Bills To.	Tax Information
Susan G Kirksey and Gerald B. Kirksey 3901 West End Avenue #403 Nashville TN 37205	New Owner	Tax Parcel ID No 103-16-0A-050 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, **Ann S. Lauterbach, Trustee of The Ann S. Lauterbach Revocable Trust, u/a/d February 22, 1993** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan G. Kirksey and Gerald B. Kirksey, wife and husband,** ("Grantees"), their 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 403 , on the Horizontal Property Regime for Rokeby, as recorded in the Master Deed of record in Book 4829, page 138, amended in Book 4983, page 98, Book 5096, page 409, Instrument No 20060717-0085390 and re-recorded in Instrument No 20060724-0089036 and as shown on plat of record in Book 5050, page 16 and amended in Book 5060, page 64, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed

Being the same property conveyed to ANN S. LAUTERBACH, TRUSTEE OF THE ANN S LAUTERBACH REVOCABLE TRUST, U/A/D FEBRUARY 22, 1993, by deed from KANAI MUKHERJEE, of record in Instrument No 20151211-0124791, dated December 8, 2015, 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 103-16-0A-050 00 CO.

Matters shown on the Plan of record in Book 5050, page 16, amended in Book 5060, page 64, said Register's Office

Master Deed of record in Book 4829, page 138, amended in Book 4983, page 98, Book 5096, page 409, Instrument No 20060717-0085390 and re-recorded in Instrument No 20060724-0089036, amendment to By-Laws of record in Book 5459, page 179, said Register's Office

This is improved property located at 3901 West End Avenue #403 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 27th day of October, 2025

The Ann S Lauterbach Revocable Trust, u/a/d February 22, 1993

Ann S. Lauterbach Hse

By Ann S. Lauterbach, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann S Lauterbach, 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 Ann S Lauterbach Revocable Trust, u/a/d February 22, 1993, 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 27th day of October, 2025

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires. _____