Karen Johnson Davidson County
Batch# 1340817 DEEDWARR
10/31/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,779.70
20251031-0086902

WARRANTY DEED

File No. ML-25-11421

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of October, 2025

Notary Public

MY COMMISSION EXPIRES Jan 31st 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cynthia J. Levy and David P. Levy, Trustees of the Cynthia J. Levy Living Trust dated May 28, 2014 and any amendments thereto	NEW OWNER	
(NAME)	(NAME)	104-02-4A-403.00
3102 West End Circle Apt. 403	(ADDRESS)	
(ADDRESS)		
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brian Battistone and Angeli Trinh, Trustees of The Battistone Family Trust dated November 30, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia J. Levy and David P. Levy, Trustees of the Cynthia J. Levy Living Trust dated May 28, 2014 and any amendments thereto**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium unit in Davidson County, Tennessee, being Unit No. 403 the 3102 West End Circle Condominiums as established by the Master Deed of record in Instrument No. 20050405-0037200, amended in Instrument No. 20060419-0044895 and Instrument No. 20061018-0129536, Register's Office for Davidson County, Tennessee, said Unit 403 being shown as part of Exhibits "E-1 and E-2" of said Master Deed.

Being the same property conveyed to Brian Battistone, unmarried, and Angeli Trinh, unmarried, as tenants in common with right of survivorship by Warranty Deed from Brendon J. Curtis, unmarried of record in Instrument No. 20170706-0068025 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 6, 2017.

Being the same property conveyed to Brian Battistone and Angeli Trinh, as Trustees of The Battistone Family Trust, dated November 30, 2021 by Grant Deed from Brian Battistone, unmarried, and Angeli Trinh, unmarried, as tenants in common with right of survivorship of record in Instrument No. 20211230-0172063 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 30, 2021.

This is property more commonly known as 3102 West End Circle Apt. 403, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hand this 30th day of October, 2025.

The Battistone Family Trust dated November 30, 2021

By: _____
Brian Battistone, Trustee

By: _____
Angeli Trinh, Trustee

STATE OF NEVADA
COUNTY OF CLARK

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Brian Battistone and Angeli Trinh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the The Battistone Family Trust U/A/D November 30, 2021, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 30th day of October, 2025.

_____
Notary Signature
My commission expires: 10/5/29

KENDRA DOYLE
Notary Public, State of Nevada
Appointment No. 05-99820-1
My Appt. Expires Oct 5, 2029

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10-30-2025.

Date

Affiant Signature

10/31/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of October, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

