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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 251052540**<br><br>Karen Johnson Davidson County<br>Batch # 1345671 **DEEDWARR**<br>11/13/2025 10 37 01 AM 2 pgs<br>Fees $13 00 Taxes $1,753 80<br>20251113-0090440 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $474,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 12th day of November, 2025.<br><br>Notary Public<br>My Commission Expires: |

CARLIE VAN HUIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

## WARRANTY DEED

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| Address New Owner:<br>Leigh P. Baldwin and Gary Wade Lovell<br>3901 West End Avenue Unit 704<br>Nashville TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>103 16 0A 068.00 |

**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, **Per Samuel Zettersten, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leigh P. Baldwin, as to a 75% interest, and Gary Wade Lovell, as to a 25% interest** ("Grantees"), its 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. 704, together with Parking Space No. 54 on the Plan of ROKEBY CONDOMINIUM APARMENTS of record in Plat Book 5060, Page 106, as amended in Plat Book 5060, Page 156, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Rokeby, a condominium, a horizontal property regime established by Master Deed of record in Book 4829, Page 138, as amended in Book 4983, Page 98, Book 5096, Page 409, Book 5459, Page 179, Book 7399, Page 814, Book 9828, Page 213, Instrument No. 20060110-0003792, Instrument No. 20060717-0085390, Re-recorded in Instrument No. 20060724-0089036 and Instrument No. 20180118-0005409 said Register's Office.

Being the same property conveyed to Per Samuel Zettersten, an unmarried man, by Warranty Deed from Laura J. Schachter, of record in Instrument No. 20211105-0148189, in the Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 05, 2021.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 7TH FLOOR ROKEBY CONDOMINIUM APARTMENTS, as recorded in Plat Book 5060, Page 156.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROKEBY CONDOMINIUM APARMENTS, as recorded in Plat Book 4675, Page 126 as revised in Plat Book 4860, Page 71 and Plat Book 5050, Page 16.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROKEBY Condominium of record in Book 4829, Page 138, as amended in Book 4983, Page 98, Book 5096, Page 409, Book 7399, Page 814, Book 9828, Page 213, Instrument No. 20060717-0085390, Re-recorded in Instrument No. 20060724-0089036 and

Instrument No. 20180118-0005409 and Amendment to Bylaws recorded in Book 5459, Page 179 and Instrument No. 20060110-0003792; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Instrument Nos. 20150126-0007082 and 20191029-0110664.

Charter for Rokeby Homeowners' Association, Inc., recorded as Book 4949, Page 924.

This improved property located at 3901 West End Avenue Unit 704 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 12th day of November, 2025.

Per Samuel Zettersten

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand, at office, this 12th day of November, 2025

Notary Public
My Commission Expires:

