Karen Johnson Davidson County
Batch # 1384836 DEEDWARR
02/24/2026 10:58:12 AM 2 pgs
Fees: $13.00 Taxes: $1,983.20

20260224-0014486

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$536,000.00** (Five Hundred Thirty Six Thousand).

AFFIANT

Subscribed to and sworn before me this 20th day of February, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES:

KELLEY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/03/2028 DAVIDSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Nell H. Bransford 124 Harpeth Trace Drive Nashville, TN 37221	**SAME AS NEW OWNER**	143030D12400CO

WARRANTY DEED

FOR AND IN 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, **JOHN J. HOLLINS, JR., TRUSTEE OF THE LYNNE ATKINS GUSTAVE REVOCABLE LIVING TRUST DATED APRIL 17, 2015,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **NELL H. BRANSFORD, WIDOWED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Unit No. 124, together with the appurtenant interest in the common elements of Harpeth Trace Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 5116, Page 751, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being further shown on the Revised Plan Harpeth Trace Highrise Condominium Apartments in Plat Book 5050, Page 47, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lynne Atkins Gustave, Trustee of the Gustave Revocable Living Trust, dated April 17, 2015, by deed from Lynne A. Gustave, a/k/a Lynne Atkins Gustave, of record in Instrument No. 20150424-0037009, dated April 17, 2015 and recorded on April 24, 2015, Register's Office for Davidson County, Tennessee. The said Lynne Atkins Gustave having since died January 28, 2026. According to the Lynee Atkins Gustave Revocable Living Trust dated April 17, 2015, John J. Hollins, Jr. was appointed Trustee after her death.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **124 HARPETH TRACE DRIVE** **NASHVILLE, TN 37221**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 20th day of February, 2026

Lynne Atkins Gustave Revocable Living Trust dated April 17, 2015

By: John J. Hollins, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of February 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John J. Hollins, Jr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Trustee of the **Lynne Atkins Gustave Revocable Living Trust dated April 17, 2015,** and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 20th day of February, 2026.

JAKEREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

Notary Public

Commission Expires: _____