Karen Johnson
Batch # 1447271
07/15/2026 09:24:49 AM
Fees: $13.00 Taxes: $3,237.50
Davidson County
DEEDWARR
2 pgs
20260715-0063909

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

Subscribed and sworn to me on July 13, 2026

Notary Public

JACK FARRELL NOTARY PUBLIC IREDELL COUNTY, NC

THIS INSTRUMENT WAS PREPARED BY:
Emmie Kinnard
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37560

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Daniel Alexander Ledbetter 3737 West End Avenue, Unit 105 Nashville, TN 37205	SAME ADDRESS AS NEW OWNER	104-09-0J-105.00 CO -

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Toby S. Wilt, Trustee, of the Amended and Restated Toby S. Wilt Revocable Trust, dated September 29, 2021, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Daniel Alexander Ledbetter, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 105, on the Horizontal Property Regime for The Westbury Condominiums, as recorded in the Master Deed of record in Book 6819, page 210, amended in Book 6886, page 662, Book 6958, page 220, Instrument No. 20000606-0055942, Instrument No. 20140717-0063499 and Instrument No. 20240425-0030105, 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 TOBY S. WILT, A SINGLE PERSON, by deed from DOUGLAS MICHAEL HERNDON, A SINGLE PERSON, of record in Book 8776, page 650, dated November 2, 1992, said Register's Office.

TOBY S. WILT further conveyed to TOBY S.WILT, TRUSTEE OF THE TOBY S. WILT REVOCABLE

TRUST, by quitclaim deed of record in Instrument No. 20190729-0074530, dated May 16, 2019, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Plat Book 6050, page 116, said Register's Office.

3. Master Deed of record in Book 6819, page 210, amended in Book 6886, page 662, Book 6958, page 220, Instrument No. 20000606-0055942, Instrument No. 20140717-0063499 and Instrument No. 20240425-0030105, said Register's Office.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3737 West End Avenue, Unit 105, Nashville, TN 37205.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 hand on July 13, 2026.

Amended and Restated Toby S. Wilt Revocable Trust,
dated September 29, 2021

BY: _____
Toby S. Wilt, Trustee

STATE OF NORTH CAROLINA
COUNTY OF Avery

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Toby S. Wilt, Trustee, of the Amended and Restated Toby S. Wilt Revocable Trust, dated September 29, 2021 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Trustee of the Amended and Restated Toby S. Wilt Revocable Trust, dated September 29, 2021 the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on July 13, 2026.

_____
NOTARY PUBLIC Jack Farrell

My Commission Expires: 3/5/31

JACK FARRELL NOTARY PUBLIC IREDELL COUNTY, NC

37560