WARRANTY DEED

Karen Johnson Davidson County
Batch# 1458870 DEEDWARR
08/12/2026 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260812-0074327

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$850,000.00**

Craig Kelley Adkisson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Craig Kelley Adkisson Trust u/a/d October 26, 2016	JP Morgan Chase Bank, N.A.	103 16 0A 005.00
(NAME)	(NAME)	
3901 West End Avenue, Unit 408	2500 Westfield Drive, Floor 2-1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Elgin, IL 60124	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jack Fleischer, Executor of the Estate of Doris Tenzel Fleische**r, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Craig Kelley Adkisson Trust u/a/d October 26, 2016,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 408 of Rokeby Condominium, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, Page 16, amended in Book 5060, Page 143, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium, including Parking Space 49.

Being the same property conveyed to Doris T. Fleischer by Warranty Deed from John Lyle Oxford, Trustee of the Oxford Living Trust U/A/D July 22, 1996, Amended December 4, 2001 and amended and restated on November 30, 2005, and John Craig Oxford, individually, dated 07/15/2011, of record in Instrument No. 20110719-0055115, Register's Office for Davidson County, Tennessee.

The said Doris T. Fleischer died testate on January 29, 2016. Pursuant to her Will, she named Jack D. Fleischer and J. Ronald Mills as Co-Executors of her Estate. The said J. Ronald Mills declined to serve as Co-Executor as evidenced in Docket No. 23P2230, in the Circuit Court of Davidson County, Tennessee. Article 6, Item B directed her real property to be administered as part of her Estate and save the power to sell subject property to the Executor.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3901 West End Avenue, Unit 408, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 6th day of August, 2026.

Jack Fleischer, Executor of the Estate of Doris Tenzel Fleischer

By: _____

Jack Fleischer, Executor

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Jack Fleischer, Executor** of the **Estate of Doris Tenzel Fleischer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 6th day of August, 2026.

_____

Notary Public:

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 8/6, 2026.

Affiant
Date: August 7, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7 day of August, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

