Karen Johnson Davidson County
Batch# 1460032 DEEDWARR
08/17/2026 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260817-0076515

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9797-WE

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/5/2030

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gretchen Judkins		
101 Holly Forest		142-08-0A-014.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Jean M. Grissim, Trustee of The Jean M. Grissim Revocable Living Trust, u/a/d November 22, 2002, as amended July 1, 2021,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gretchen Judkins, an unmarried woman,**

HEREINAFTER CALLED THE GRANTEES, 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. 14 on the Plan of Coronada, a Condominium, a Horizontal Property Regime, located at 101 Holly Forest, Nashville, Davidson County, Tennessee, as shown on the plat of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee, and described in a Master Deed of Record in Book 4901, page 679, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Coronada, a Condominium, contained in the Master Deed and by- laws appended thereto, recorded in Book 4901, page 679, Register's office for Davidson County Tennessee, and made a part hereof the same as though copied herein.

Being the same property conveyed to Jean M. Grissim, Trustee of The Jean M. Grissim Revocable Living Trust, u/a/d November 22, 2002 as amended July 1, 2021. by Warranty Deed from Harlan Dodson, as Executor of the Estate of Bernard D. Goldstein of record in Instrument No. 20240524-0038783 Register's Office for Davidson County, Tennessee, dated May 22, 2024 and recorded on May 24, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **101 Holly Forest, 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 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 our hands this the 12 day of August, 2026

The Jean M. Grissim Revocable Living Trust, u/a/d November 22, 2002, as amended July 1, 2021

BY: Jean M Grissim, Trustee
Jean M. Grissim, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Jean M. Grissim**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustee of the **Jean M. Grissim Revocable Living Trust, u/a/d November 22, 2002, as amended July 1, 2021**, the within named bargainer, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and official seal this the 12 day of August, 2026.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

I, Christy Tesch, 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 13th day of August, 2026.

Date: 13th day of August, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of August, 2026.



Cindy M. Blevins
Notary Public
My commission expires: 5/12/2030