Karen Johnson Davidson County
Batch # 1478133 DEEDWARR
09/28/2026 09:39:20 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260928-0089390

Prepared by:
Record and Return To:
Burman and Rosenthal Title, Inc
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 $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-422

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Molly Eliza Ledbetter	Same as new owner	104 09 0J 205.00
(NAME) 4101 Charlotte Ave Suite F180	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas Taylor and Claudia Taylor, Trustees of Thomas and Claudia Taylor Living Trust dated December 18, 2019** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Molly Eliza Ledbetter, a married woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is property located at 3737 West End Avenue, Apt 205, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 25th day of September, 2026.

GRANTOR:

Thomas and Claudia Taylor Living Trust dated December 18, 2019

By: Thomas Taylor
Thomas Taylor, Trustee

By: Claudia Taylor
Claudia Taylor, Trustee

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Thomas Taylor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Trustee of Thomas Taylor and Claudia Taylor, Trustees of Thomas and Claudia Taylor Living Trust dated December 18, 2019, the within named Grantor, and that he/she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself/herself as Trustee of the Trust.

WITNESS my hand, at office, this 25th day of September, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Holly Ray
Notary Public

My Commission Expires: 03/09/27

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit No. 205 together with allocated parking spaces No. 13 and 14 and Reserved Space No. S-2, together with the appurtenant interest in the common elements of THE WESTBURY CONDOMINIUMS, a horizontal property regime established by Master Deed and Bylaws of record in Book 6819, Page 210, Amended in Book 6886, Page 662; Book 6958, Page 220; Instrument No. 20000606-0055942; Amended Bylaws recorded in Instrument No. 20140717-0063499 and Amendment recorded in Instrument No. 20240425-0030105, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Thomas Taylor and Claudia Taylor, Trustees of the Thomas and Claudia Taylor Living Trust, dated December 18, 2019, by Quitclaim Deed from Thomas K. Taylor and Claudia L. Taylor, of record in Instrument No. 20200207-0014536, in the Register's Office of Davidson County, Tennessee, dated February 04, 2020, and recorded on February 07, 2020.

Being the same property conveyed to Thomas K. Taylor and Claudia L. Taylor, husband and wife, by Warranty Deed from Thomas Aders and Virginia Aders, husband and wife, of record in Instrument No. 20151124-0119299, in the Register's Office of Davidson County, Tennessee, dated November 23, 2015, and recorded on November 24, 2015.