Karen Johnson Davidson County
Batch# 1480185 DEEDWARR
10/02/2026 08:37:30 AM 6 pgs
Fees: $33.00 Taxes: $1,850.00
20261002-0090802

THIS INSTRUMENT PREPARED BY: **Samuel J. Blanton** **TUNE, ENTREKIN & WHITE, P.C.** 500 11th Ave. N., Suite 600 Nashville, Tennessee 37203 (615) 244-2770 ERICA ELLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2028	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $500,000.00 AFFIANT Subscribed and sworn to before me, this 30th day of September, 2026. NOTARY PUBLIC My Commission Expires: 3828

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Numbers:
3314 West End # 404 LLC 3314 West End Avenue, Unit 404 Nashville, Tennessee 37203	Same	104-06-0B-404.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged **THE MARY JANE DONALDSON IRREVOCABLE TRUST U/A DATED MAY 19, 2026, acting by and through its duly appointed Trustee ("Grantor")** does hereby bargain, sell, transfer and convey unto **3314 West End # 404 LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, that certain real property located in Davidson County, Tennessee and more particularly described as follows:

See Exhibit A, incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **3314 West End # 404 LLC**, its successors and assigns, forever.

AND Grantor does hereby covenant with the said **Grantee** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for: See Exhibit B, incorporated herein by reference.

This is *improved* property commonly known as 3314 West End Avenue, Unit 404, Nashville, Tennessee 37203.

AND Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **3314 West End # 404 LLC**, its successors and assigns against the lawful claims of all persons whomsoever, subject **to the matters set forth above.**

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, this Warranty Deed has been executed this 30 day of September, 2026.

THE MARY JANE DONALDSON IRREVOCABLE TRUST U/A DATED MAY 19, 2026,

By: _____
Name: Hannah Jane Page
Title: Trustee

STATE OF Tennessee)
COUNTY of Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Hannah Jane Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be the Trustee of The Mary Jane Donaldson Irrevocable Trust u/a dated May 19, 2026, the within named bargainor, and that he or she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by himself or herself as such Trustee.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 30th day of September, 2026.

_____
Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

EXHIBIT A
Legal Description

A certain condominium located in Davidson County, Tennessee, being Unit No. 404 of Park Road Condominiums, a/k/a West End Park a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed of record in Book 5845, Page 831, as amended in Instrument No. 20071213-0143676, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the reigned and buildings thereof; Reference is hereby made to the plat of The Park Road Condominium of record in Plat Book 5200, Page 390, Register's Office for Davidson County, Tennessee for a more complete identification and description of such unit.

Being the same property conveyed to The Mary Jane Donaldson Irrevocable Trust u/a dated May 19, 2026, by Quitclaim Deed from Mary Jane Donaldson, an individual, of record in Instrument No. 20260522-0046718, Register's Office for Davidson County, Tennessee, dated May 19, 2026 and recorded on May 22, 2026.

Exhibit B
Title Exceptions

1. Taxes for the year 2026, a lien not yet due and payable.
2. Matters shown on the Plan of record in Plat Book 5200, Page 390, Register's Office for Davidson County, Tennessee.
3. The provisions of the Tennessee Horizontal Property Act, Tenn. Code Ann. § 66-27-101, et seq., and all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Park Condominiums, formerly known as The Park Road Condominiums, of record in Book 5845, Page 831, as amended in Instrument No. 20071213-0143676, Instrument No. 20130723-0076094, Instrument No. 20140627-0056472, Instrument No. 20240523-0038515 and Instrument No. 20260807-0072874, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 5845, Page 874, Register's Office for Davidson County, Tennessee.
5. Charter of record in Book 5845, Page 824 and Instrument No. 20071221-0146695, Register's Office for Davidson County, Tennessee.
6. Easement to the Metropolitan Government of Nashville of record in Instrument No. 20020830-0105416, Register's Office for Davidson County, Tennessee.
7. Quitclaim Deed of Common Areas of record in Book 5845, Page 899, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Samuel J. Blanton, 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 9/30/26 (date of document).

Samuel J. Blanton
Affiant Signature

9/30/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of September, 2026.

Erica Ellis
Notary's Signature

MY COMMISSION EXPIRES: 3.8.28

NOTARY'S SEAL

