THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210334127

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $680,000.00

Affiant

Subscribed and sworn to before me, this 17th day of May, 2021.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 639321 DEEDWARR
05/19/2021 10:09:59 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20210519-0067702

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Keeshan Family 2001 Trust 205 31st Avenue North #103 Nashville TN 37203	New Owner	Tax Parcel ID No. 104 02 0C 103.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janene Denise Mann, Trustee of the Janene Denise Mann Revocable Trust dated June 15, 2017, Amended and Restated January 29, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Keeshan and Cassandra Keeshan, as Trustees of the Keeshan Family 2001 Trust Dated April 7, 2001 and amended April 2, 2019**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 103, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913, and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Janene Denise Mann, Trustee of the Janene Denise Mann Revocable Trust, by Quitclaim Deed from Janene D. Mann, of record in Instrument No. 20170622-0062809, in the Register's Office of Davidson County, Tennessee, dated June 15, 2017 and recorded on June 22, 2017. Said Steven L. Mann died on August 26, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Midtown Lofts, as recorded in Instrument No. 20050616-0069146.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Midtown Lofts Condominiums of record in Instrument No. 20050630-0075478, as amended by instrument(s) of record in Instrument Nos. 20060921-0117372, 20061016-0128233, 20070124-0009913 and 20070928-0115604; also subject to easements, rights and interests 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 regime and building thereon.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050629-0074567.

This is improved property located at 205 31st Avenue North #103 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2021.

The Janene Denise Mann Revocable Trust

By: Janene Denise Mann, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janene Denise Mann, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of the Janene Denise Mann Revocable Trust dated June 15, 2017, Amended and Restated January 29, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of May, 2021.

Notary Public
My Commission Expires: _____

