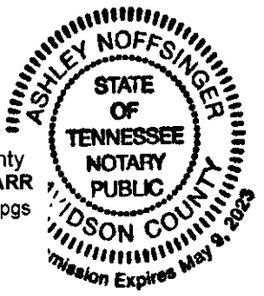
1

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$109,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 644175 DEEDWARR
05/26/2021 09:42:43 AM 2 pgs
Fees: $13.00 Taxes: $399.60

20210526-0071195

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tatiana Mindlin	Tatiana Mindlin	
(NAME)	(NAME)	
555 N Dupont Avenue, Unit A16	555 N Dupont Avenue, Unit A16	043100A00700CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, we, **George Andrew Zirkle, III, Co-Trustee and Joyce Z. Tapscott, Co-Trustee of the Zirkle Family Revocable Living Trust dated October 20, 2008 as amended and restated on November 22, 2010**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tatiana Mindlin**, hereinafter called the GRANTEE(S), her 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. A-205 on the Plan of Building "A", Madison Park Condominiums, of record in Plat Book 5200, Page(s) 179 - 182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George Andrew Zirkle, III and Joyce Zirkle Tapscott as Co-Trustee of the Zirkle Family Revocable Living Trust dated October 20, 2008 as amended and restated on November 22, 2010 by Warranty Deed dated 06/29/2019 from ICG Investments, LLC, a California limited liability company of record in Instrument 201908290087437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per Plats at Plat Book 5200, Page 179, Plat Book 5200, Page 180, Plat Book 5200, Page 181, and Plat Book 5200, Page 182; Madison Park Homeowners Association, Inc., Leasing Rules of record in Instrument 201501140004067, Madison Park Homeowners Association, Inc., Leasing Rules of record in Instrument 201508130081221, Madison Park Homeowners Association, Inc., Amended and Restated Leasing Rules of record in Instrument 201707140071135, said Register's Office. Madison Park Homeowners Association, Inc., Second Amended and Restated Leasing Rules of record in Instrument 201804260039523, Madison Park Homeowners Association, Inc., Amended and Restated Leasing Rules of record in Instrument 201811290116533; Madison Park Condominiums Rules and Regulations of record in Instrument 201503240025053, Instrument 201508130081222 and Instrument 201804260039524; Ward Ridge Renovation-Project & Property Management Madison Park Condominiums Homeowner's Association, Inc., Management & Redevelopment Agreement of record in Instrument 201503240025057; Rules Regarding Expenses of Enforcement Madison Park Condominiums of record in Instrument 201703270029689; Master Deed of record in Book 5462, Page 614, as corrected in Book 5608, Page 551, and amended in Book 8014, Page 416; Said By-Laws were amended of record in Book 10895, Page 319; Stormwater Detention Agreement Easement of record in Book 6160, Page 607; Grant of Easement of record in Instrument 201511300120247, Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 555 N Dupont Avenue, Unit A16, Madison, TN 37115
(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 24 day of May, 20212021.

Zirkle Family Revocable Living Trust dated October 20, 2008 as amended and restated on November 22, 2010

By: George Andrew Zirkle III Co Trustee
George Andrew Zirkle, III, Co-Trustee

By: Joyce Z. Tapscott, Co-Trustee
Joyce Z. Tapscott, Co-Trustee

State of Tennessee
County of ~~Wilson~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Andrew Zirkle, III and Joyce Z. Tapscott with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved themselvesf to be the Trustees of the Zirkle Family Revocable Living Trust dated October 20, 2008 as amended and restated on November 22, 2010, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein containedWitness my hand and Official seal this 24 day of May, 2021.

Notary Public:
My Commission Expires: 4/6/23

STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122