Karen Johnson Davidson County
Batch# 654678 DEEDWARR
06/11/2021 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $651.20
20210611-0078806

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3688

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of May, 2021

Notary Public

Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Caroline Holzapfel, Lisa Holzapfel, and John Holzapfel 1041 East Trinity Lane #203 Nashville, TN 37216	NEW OWNERS	072-05-0L-203.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Timothy Springfield, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caroline Holzapfel, an unmarried woman, and John Holzapfel and Lisa Holzapfel, Husband and Wife, all joint tenants with the rights of surviorship.

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 203 of 1041 Flats, a Condominium, 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 establishing 1041 Flats, a condominium of record in Instrument Number 20200417-0040597, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for 1041 Flats, a Condominium filed in Instrument No. 20200710-0075270 in the 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 regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being a portion of the same property conveyed to 1041 East Trinity LP, LLC, a Tennessee limited liability company by Special Warranty Deed from Stratos Development Group, LLC, a Tennessee limited liability company and ETLP, LLC, a Tennessee limited liability company of record in Instrument No. 20181219-0123536 Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 19, 2018.

Being a portion of the same property conveyed to 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190108-0002094 Register's Office for Davidson County, Tennessee, dated January 8, 2019 and recorded on January 8, 2019.

Being the same property conveyed to Timothy Springfield, unmarried by Special Warranty Deed from 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200722-0080677 Register's Office for Davidson County, Tennessee, dated July 16, 2020 and recorded on July 22, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1041 East Trinity Lane #203, Nashville, TN 37216

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 so 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.

Dated this the 28th day of May, 2021.

Timothy Springfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy Springfield** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of May, 2021.

Notary Public
My Commission Expires: 9/6/2022

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Notary Seal

True Copy Certification

I, Angie Lawless, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller,** a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/02/2022