THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** **CRT File No. 210736212** Karen Johnson Davidson County Batch# 701486 DEEDWARR 08/20/2021 08:40:30 AM 4 pgs Fees: $23.00 Taxes: $738.15 20210820-0112681	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $199,500.00. Affiant Subscribed and sworn to before me, this 16th day of August, 2021. Notary Public My Commission Expires: 3/15/25

HANNAH LEWIS NOTARY PUBLIC TENNESSEE 3/15/2025 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Kenneth Wallace 2258 Lebanon Pk, Unit 3 Nashville, TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 095 03 0A 003.00

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, **Stephanie J. Bogatinoff, Trustee of the Stephanie J. Bogatinoff Living Trust, U/A dated November 28, 2007** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Wallace, unmarried man**, ("Grantee"), his 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 3, as described in the Master Deed of Magnolia Square Condominiums, of record in Book 6685, Page 253, Register's Office for Said County, and as shown on the Plan of Magnolia Square Condominiums, appended as Exhibit B to the Master Deed of Trust in Book 6685, Page 275, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter F. Bogatinoff and Stephanie J. Bogatinoff, as Co-Trustees of the Stephanie J. Bogatinoff Living Trust, U/A dated November 28, 2007 by Quitclaim Deed of record I Instrument No. 20071204-0140134, in the Register's Office of Davidson County, Tennessee.

Peter F. Bogatinoff having since died. The Stephanie J. Bogatinoff Living Trust states that if either trustee shall cease to act for any reason, the other shall act as the sole Trustee of the Trust.

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.

Taxes for the year 2021 and all years thereafter a lien not yet due and payable.
All matters shown on the Plan attached as Exhibit B to the Master Deed of Magnolia Square Condominiums of record in Book 6685, page 275, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan of record in Book 5200, page 702, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6685, Page 253, Book 8145, page 401 and Book 10320, page 582, Register's Office for Davidson
County, Tennessee.

By-Laws appended to Master Deed in Book 6685, page 277, Register's Office for Davidson County, Tennessee.

Charter of HOA in Book 6684, page 626, Register's Office for Davidson County, Tennessee.

Rules and Regulations in Instrument 200607250089316, Register's Office for Davidson County, Tennessee.

Rights of others in & to the common areas and/or elements.

This is improved property located at 2258 Lebanon Pike #3Nashville TN 37214

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 12th day of July, 2021.

The Stephanie J. Bogatinoff Living Trust U/A dated November 28, 2007

S Bogatinoff Trustee

By: Stephanie J. Bogatinoff, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephanie J. Bogatinoff**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Trustee of the **Stephanie J. Bogatinoff Living Trust U/A dated November 28, 2007,** 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 12th day of July, 2021.

Notary Public

SNIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: _____

Certificate of Authenticity

I, **Joshua A. Terry**, 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 7-12-21.

Affiant Signature

8-18-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8-18-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON