Karen Johnson Davidson County
Batch# 711271 DEEDWARR
09/08/2021 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20210908-0120047

Whitney McElroy State of Tennessee Notary Public Williamson County (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $875,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2021. Notary Public My commission expires: 02-02-25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nix Family 2019 Long Term Irrevocable Trust	Nix Family 2019 Long Term Irrevocable Trust	104-02-2A-404-00-CO
3000 Poston Ave, 404	3000 Poston Ave, 404	
Nashville, TN 37203	Nashville, TN 37203	

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 considerations, the receipt of which is hereby acknowledged, I,

LaDonna Y. Boyd

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Chris Halouma, Trustee of the Nix Family 2019 Long Term Irrevocable Trust, dated May 17, 2019

(hereinafter called the "Grantee"), its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No.404, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 404A and 404B as set forth in said Master Deed.

Being the same property conveyed to LaDonna Y. Boyd by Special Warranty Deed from The Poston at the Park, LLC, a Tennessee limited liability company of record in Instrument No. 20170508-0045135 Register's Office for Davidson County, Tennessee.

This is improved property known as **3000 Poston Ave, 404, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of August, 2021.

LaDonna Y. Boyd

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LaDonna Y. Boyd, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of August, 2021.

Notary Public
My Commission Expires: 26-02-25



SolomonParks File No. 21-000286-524

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 August 30, 2021 (date of document).

Affiant Signature

September 1 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 1ST day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 04-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County