Karen Johnson Davidson County
Batch# 711866 DEEDWARR
09/08/2021 12:55:30 PM 5 pgs
Fees: $28.00 Taxes: $6,364.00
20210908-0120336

THIS INSTRUMENT PREPARED BY:
William T. Smith
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson
tcf

The actual consideration or value, whichever is greater, for this transfer is $1,720,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2021.

Notary Public

My Commission Expires: 3/15/25

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

Address New Owner As Follows:
Michael Faith and Anju Tomar
1212 Laurel St., Apt. 1001
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map-Parcel Number:
093-09-0C-088.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN I. GERINGER AND LINDA B. GERINGER, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL FAITH, an unmarried man, and ANJU TOMAR, an**

unmarried woman, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1001, together with the appurtenant interest in the common elements of Twelve Twelve, a Condominium, a horizontal property regime established by Declaration of Condominium, of record as Instrument No. 20140718-0063781, and amended as Instrument Nos. 20160614-0060193, and 20191230-0134559, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Declaration.
>
> Being the same property conveyed to Steven I. Geringer and Linda B. Geringer, husband and wife, by deed from Shaun Phillips, unmarried, of record as Instrument No. 20151217-0126924, dated December 14, 2015, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20120216-0013756, Register's Office for Davidson County, Tennessee.

3. Declaration of Condo of record as Instrument No. 20140718-0063781, and amended as Instrument Nos. 20160614-0060193, and 20191230-0134559, Register's Office for Davidson County, Tennessee.

4. Ingress/Egress Easement(s) of record in Book 4318, page 544, Book 4370, page 916, and in Book 4395, page 715, Register's Office for Davidson County, Tennessee.

5. Restrictions contained in the Arts Center Redevelopment Plan, and Memorandum of Development Agreement, of record in Book 10965, page 404, Book 11625, page 252, and as Instrument Nos. 20020715-0084598, 20150205-0010859, Register's Office for Davidson County, Tennessee.

   Also see Ordinance 098-1188, amended as 099-1761, and BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.

6. Subject to a street closing and any easement(s) retained in Ordinance No. 084-571, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

7. Declaration of Easements and Restrictive Covenants of record as Instrument No. 20121227-0119217, Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20130122-0006827, Register's Office for Davidson County, Tennessee.

9. Easement(s) to Comcast of Nashville I, LLC of record as Instrument Nos. 20140328-0025601, and 20140924-0087646, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1212 Laurel Street, Apt. 1001, Nashville, TN, 37203

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

(Signature page to follow)

WITNESS my hand this 31st day of August, 2021.

Steven I. Geringer

Linda B. Geringer

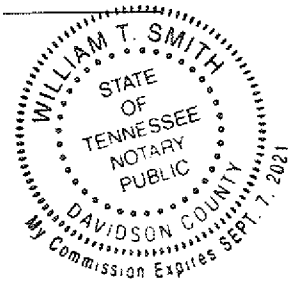
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven I. Geringer and Linda B. Geringer, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 2021.

Notary Public

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 8-31-21.

Affiant Signature

9-3-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9-3-21.

Notary's Signature

My Commission Expires:

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