Karen Johnson Davidson County
Batch# 795221 DEEDWARR
01/25/2022 02:47:16 PM 4 pgs
Fees: $23.00 Taxes: $715.03
20220125-0009166

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $193,250.00.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2022.

Notary Public

My Commission Expires:

BERNARD M. ROSENBLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2023

This Instrument Prepared By:
Bernard M. Rosenblum
Attorney at Law
4215 Harding Pike #1112
Nashville, Tennessee 37205-2033.

Grantee:	Benita Kaimowitz
Tax Parcel ID No.	103160B04800CO
Send Tax Notice To:	Benita Kaimowitz 4215 Harding Pike, Apt 501 Nashville, TN 37205

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, **the Edward L. And Victoria Vandenberg Trust, dated September 18, 1997, as amended, Benita Kaimowitz and Michael Schroer being the present Co-Trustees**, hereinafter called the Grantor, has this day bargained and sold, and does hereby transfer and convey to **Benita Kaimowitz**, a single woman, hereinafter called the Grantee, her heirs and assigns, its one-half undivided interest as tenant in common in the following described real estate in Davidson County, Tennessee, that interest being all of its right, title and interest in said real estate:

Land in Davidson County, Tennessee, being Unit No. 501, Windsor Tower Condominium Apartments, of record in Plat Book 5200, Page 71 and as established by Master Deed of record in Book 5313, Page 338, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to the Edward L. And Victoria Vandenberg Trust as recorded on the 26th day of August, 2020 in Instrument No. 20200826-0096436, in the Register's Office of Davidson, County, Tennessee.

This is improved property located at 4215 Harding Pike #501, Nashville, Tennessee 37205,

such that Benita Kaimowitz shall be the sole owner, in fee, of said Unit No. 501.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records, and to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Windsor Tower Condominium Apartments, as recorded in Plat Book 5200, Page 71, and Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed for 4215 Harding Road Homeowners Association of record in Book 5313, Page 338, as amended.

TO HAVE AND TO HOLD the said interest in the tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said interest in 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

interest in land to the said GRANTEE, her 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.

WITNESS my hand this 25 day of January, 2022.

THE EDWARD L. AND VICTORIA VANDENBERG TRUST, dated September 18, 1997, as amended

By: _____
Benita Kaimowitz
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and said state, **Benita Kaimowitz**, as Co-Trustee of the Edward L. And Victoria Vandenberg Trust, dated September 18, 1997, as amended, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of January, 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____

BERNARD M. ROSENBLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

WITNESS my hand this 3rd day of January, 2022.

THE EDWARD L. AND VICTORIA VANDENBERG TRUST, dated September 18, 1997, as amended

By: Michael Schroer
Michael Schroer
Co-Trustee

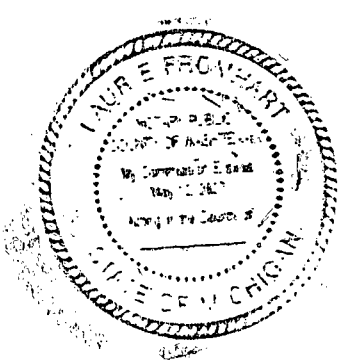
STATE OF MICHIGAN
COUNTY OF WASHTENAW

Personally appeared before me, the undersigned, a Notary Public in and for said county and said state, **Michael Schroer**, as Co-Trustee of the Edward L. And Victoria Vandenberg Trust, dated September 18, 1997, as amended, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of January, 2022.

Laurie Fromhart
NOTARY PUBLIC

My Commission Expires: May 12, 2027



LAURIE FROMHART
NOTARY PUBLIC, WASHTENAW COUNTY, MICHIGAN
My Commission Expires 05/12/2027

JAN 03 2022