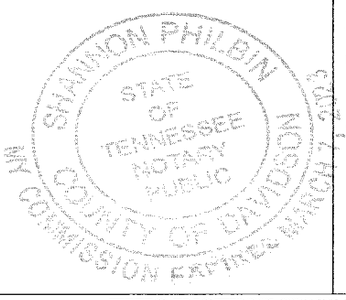
Karen Johnson Davidson County
Batch# 799264 DEEDWARR
02/02/2022 11:18:30 AM 18 pgs
Fees: $93.00 Taxes: $1,628.00
20220202-0012275

5324

20211887R



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 18 day of January, 2022.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
P. Jason Keen and Anna Lindsay Keen	**P. Jason Keen and Anna Lindsay Keen**	**104-02-4B-413.00-CO**
1376 Moonllight Trail	**1376 Moonlight Trail**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cala Boddie Colbert, as Trustee of the Nathan Van Boddie Trust dated December 24, 1990, Cala Boddie Colbert, as Trustee of the Sarah Ann Boddie Trust dated December 30, 1992, and Cala Boddie Colbert, as Trustee of the Patrick Pierce Boddie Trust dated April 27, 1998

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

P. Jason Keen and Anna Lindsay Keen, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 413, Bristol West End, a condominium development, a horizontal property regime established by Master Deed, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, Instrument No. 20190624-0060657, Instrument No. 20210304-0028708, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Cala Boddie Colbert, as Trustee of the Nathan Van Boddie Trust dated December 24, 1990, as to an undivided 35% interest, Cala Boddie Colbert, as Trustee of the Sarah Ann Boddie Trust dated December 30, 1992, as to an undivided 35% interest, and Cala Boddie Colbert, as Trustee of the Patrick Pierce Boddie Trust dated April 27, 1998, as to an undivided 30% interest, all as tenants in common with each other. by Warranty deed from John Patrick Manes, married of record in Instrument No. 20130903-0092316 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 03, 2013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (_____) property known as 3000 Vanderbilt Place, Unit 413, Nashville, TN 37212.

[signatures appear on the following page]

For purposes of identifying the aforesaid Trusts and enumerating the powers of the Trustee thereunder, a Certification of each Trust is attached hereto as Exhibit "A"

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 18 day of January, 2022:

Nathan Van Boddie Trust dated December 24, 1990

By: Cala Boddie Colbert
Cala Boddie Colbert, Trustee

Sarah Ann Boddie Trust dated December 30, 1992

By: Cala Boddie Colbert
Cala Boddie Colbert, Trustee

Patrick Pierce Boddie Trust dated April 27, 1998

By: Cala Boddie Colbert
Cala Boddie Colbert, Trustee

STATE OF ~~TENNESSEE~~ LOUISIANA)
) **ENTITY GRANTOR ACKNOWLEDGEMENT**
COUNTY OF ~~WILLIAMSON~~ ORLEANS PARISH

Personally appeared before me, a Notary Public of said County and State, Cala Boddie Colbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee of Nathan Van Boddie Trust dated December 24, 1990, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 18 day of January, 2022.

My Commission Expires: LIFE

Notary Public

MARIELOU T RAY
Notary Public # 86505
State of Louisiana
Jefferson Parish
Statewide Jurisdiction
My Commission is for Life

STATE OF ~~TENNESSEE~~ LOUISIANA)
) **ENTITY GRANTOR ACKNOWLEDGEMENT**
COUNTY OF ~~WILLIAMSON~~ ORLEANS PARISH

Personally appeared before me, a Notary Public of said County and State, Cala Boddie Colbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee of Sarah Ann Boddie Trust dated December 30, 1992, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 18 day of January, 2022.

My Commission Expires: LIFE

Notary Public

MARIELOU T RAY
Notary Public # 86505
State of Louisiana
Jefferson Parish
Statewide Jurisdiction
My Commission is for Life

STATE OF ~~TENNESSEE~~ LOUISIANA)
COUNTY OF ORLEANS PARISH

ENTITY GRANTOR

Personally appeared before me, a Notary Public of said County and State, Cala Boddie Colbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the Trustee of the Patrick Pierce Boddie Trust dated April 27, 1998, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

18 JANUARY, 2022

My commission exp: LIFE

Notary Public

MARIELOU T RAY
Notary Public # 86505
State of Louisiana
Jefferson Parish
Statewide Jurisdiction
My Commission is for Life

Exhibit "A"

Prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
(615) 613-0483

CERTIFICATION OF TRUST AFFIDAVIT
AND INDEMNITY AGREEMENT

Comes now, Cala Boddie Colbert Trustee(s) of Nathan Van Boddie Trust dated December 24, 1990 (the "Trust"), who, after having been duly sworn, hereby states as follows:

1. I/we am/are over the age of eighteen (18) and have personal knowledge of the facts stated herein, pursuant to Tenn. Code Ann. Sec. 35-15-1013, as follows:

(1) The Trust was established on December 24, 1990.

(2) The settlor(s) of the Trust is/are: Sarah B. Buffington. The original trustee(s) is/are: Elizabeth B. Adair and Cala B. Colbert also known as Cala Boddie Colbert. The successor trustees are: Sandra P. Boddie. The said Elizabeth B. Adair resigned as trustee on May 31, 2002. The said Sandra P. Boddie resigned as trustee on June 6, 2002.

(3) The administrative and managerial powers of the trustees include but are not limited to: the power to sell and convey real property.

(4) The Trust is: irrevocable.

(5) Cala Boddie Colbert must sign in order to exercise the various powers of the Trustees.

(6) A successor trustee shall be appointed upon death, incapacity or resignation of the original trustee.

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(7) The Trust's identification number is on file with the preparer of this instrument.

(8) Assets of the Trust should be titled: Nathan Van Boddie Trust dated December 24, 1990.

(9) To the best my/our knowledge, the Trust has not been revoked, modified or amended in any manner that would cause the representations in this certification of trust to be incorrect.

2. The Trust is a validly formed and existing trust, and there are no liens or threatened or pending claims or litigation against the Trust.

3. I/we have/has full power and authority to enter into any agreements, deeds, settlement statements or other documents related to the sale of the property known as:

3000 Vanderbilt Pl Unit 413, Nashville, TN 37212 (the "Property");

and to execute, on behalf of the Trust, all documents necessary to effectuate these transactions, WITHOUT JOINDER OF ANY GRANTOR, CO-TRUSTEE, BENEFICIARY, OR ANY OTHER PERSON.

4. The sole beneficiary of the Trust is Nathan Van Boddie, who is __ years of age. By its terms, upon his attainment of thirty (30) years of age, the Trust is required to be terminated and the principal of the Trust is required to be distributed to him. As such, the proceeds of the real property transaction contemplated herein may be distributed to Nathan Van Boddie outright and free of trust.

FURTHER, the undersigned, jointly and severally, for themselves, their heirs, personal representatives and assigns, do hereby covenant and agree with Stewart Title Guaranty Company and/or Chicago Title Insurance Company (the "Company") and

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Lawyer's Escrow Service, Inc. and/or Windmill Title, LLC (the "Agent") to forever fully protect, defend and save the Company and the Agent harmless from and against any and all loss, cost, damages, attorneys' fees and expenses of every kind and nature which it/they may suffer, expend or incur, and to provide for the defense, at their own expense, of the Company and/or the Agent and/or parties protected under any title insurance commitments or policies issued by the Company or the Agent in connection with the Property (but without prejudice to the right of the Company to defend if it so elects), in all actions or proceedings based upon: (i) any challenge to the validity of action taken by or on behalf the Trust, or (ii) any claim or lien which may be asserted or established against the Property, or interest therein, which arises from claims or liens against the Trust; and to comply with any reasonable request by the Company or the Agent to execute any additional documents or corrective instruments in order to cure any defects in the validity of action taken by or on behalf of the Trust or defects in title to the Property arising from claims or liens against the Trust.

The Company shall have the right at any time hereafter, upon notice to the undersigned below, when it shall deem necessary, expedient, desirable or of interest to do so, in its sole discretion, to pay, discharge, satisfy or remove any defects in title to the Property arising from claims or liens against the Trust. The undersigned covenants and agrees to pay to the Company all amounts so expended on demand.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, the undersigned has executed this Certification of Trust Affidavit and Indemnity Agreement as of this 18 day of January 2022.

Cala Boddie Colbert

Cala Boddie Colbert, Trustee

NOTARY CERTIFICATION

STATE OF Louisiana

COUNTY OF Orleans Parish

On this 18 day of January 2022, before me personally appeared Cala Boddie Colbert, Trustee(s) of Nathan Van Boddie Trust dated December 24, 1990, who is/are known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing Certification of Trust Affidavit and Indemnity Agreement and who, under oath, swore that the facts contained therein are true and correct to the best of his/her/their knowledge.

Notary Public

My Commission Expires: Life

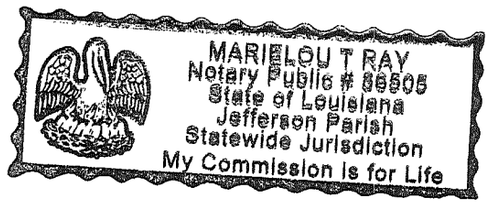


EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 413, Bristol West End, a condominium development, a horizontal property regime established by Master Deed, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, Instrument No. 20190624-0060657, Instrument No. 20210304-0028708, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Cala Boddie Colbert, as Trustee of the Nathan Van Boddie Trust dated December 24, 1990, as to an undivided 35% interest, Cala Boddie Colbert, as Trustee of the Sarah Ann Boddie Trust dated December 30, 1992, as to an undivided 35% interest, and Cala Boddie Colbert, as Trustee of the Patrick Pierce Boddie Trust dated April 27, 1998, as to an undivided 30% interest, all as tenants in common with each other. by Warranty deed from John Patrick Manes, married of record in Instrument No. 20130903-0092316 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 03, 2013.

Being also known as 3000 Vanderbilt Place 413 Nashville, Tennessee 37212.

Prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
(615) 613-0483

CERTIFICATION OF TRUST AFFIDAVIT AND INDEMNITY AGREEMENT

Comes now, Cala Boddie Colbert Trustee(s) of Patrick Pierce Boddie Trust dated April 27, 1998 (the "Trust"), who, after having been duly sworn, hereby states as follows:

1. I/we am/are over the age of eighteen (18) and have personal knowledge of the facts stated herein, pursuant to Tenn. Code Ann. Sec. 35-15-1013, as follows:

(1) The Trust was established on April 27, 1998.

(2) The settlor(s) of the Trust is/are: Ann A. Boddie The original trustee(s) is/are: Cala B. Colbert also known as Cala Boddie Colbert. The successor trustees are: set forth in the Trust.

(3) The administrative and managerial powers of the trustees include but are not limited to: the power to sell and convey real property.

(4) The Trust is: irrevocable.

(5) Cala Boddie Colbert must sign in order to exercise the various powers of the Trustees.

(6) A successor trustee shall be appointed upon death, incapacity or resignation of the original trustee.

(7) The Trust's identification number is on file with the preparer of this instrument.

(8) Assets of the Trust should be titled: Patrick Pierce Boddie Trust

202202020012275

dated April 27, 1998

(9) To the best my/our knowledge, the Trust has not been revoked, modified or amended in any manner that would cause the representations in this certification of trust to be incorrect.

2. The Trust is a validly formed and existing trust, and there are no liens or threatened or pending claims or litigation against the Trust.

3. I/we have/has full power and authority to enter into any agreements, deeds, settlement statements or other documents related to the sale of the property known as:

3000 Vanderbilt Pl Unit 413, Nashville, TN 37212 (the "Property");

and to execute, on behalf of the Trust, all documents necessary to effectuate these transactions, WITHOUT JOINDER OF ANY GRANTOR, CO-TRUSTEE, BENEFICIARY, OR ANY OTHER PERSON.

FURTHER, the undersigned, jointly and severally, for themselves, their heirs, personal representatives and assigns, do hereby covenant and agree with Stewart Title Guaranty Company and/or Chicago Title Insurance Company (the "Company") and Lawyer's Escrow Service, Inc. and/or Windmill Title, LLC (the "Agent") to forever fully protect, defend and save the Company and the Agent harmless from and against any and all loss, cost, damages, attorneys' fees and expenses of every kind and nature which it/they may suffer, expend or incur, and to provide for the defense, at their own expense, of the Company and/or the Agent and/or parties protected under any title insurance commitments or policies issued by the Company or the Agent in connection with the Property (but without prejudice to the right of the Company to defend if it so elects), in all actions or proceedings based upon: (i) any challenge to the validity of action taken by or on behalf

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the Trust, or (ii) any claim or lien which may be asserted or established against the Property, or interest therein, which arises from claims or liens against the Trust; and to comply with any reasonable request by the Company or the Agent to execute any additional documents or corrective instruments in order to cure any defects in the validity of action taken by or on behalf of the Trust or defects in title to the Property arising from claims or liens against the Trust.

The Company shall have the right at any time hereafter, upon notice to the undersigned below, when it shall deem necessary, expedient, desirable or of interest to do so, in its sole discretion, to pay, discharge, satisfy or remove any defects in title to the Property arising from claims or liens against the Trust. The undersigned covenants and agrees to pay to the Company all amounts so expended on demand.

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202202020012275

IN WITNESS WHEREOF, the undersigned has executed this Certification of Trust Affidavit and Indemnity Agreement as of this 18 day of JANUARY 2022.

Cala Boddie Colbert

Cala Boddie Colbert, Trustee

NOTARY CERTIFICATION

STATE OF LOUISIANA

COUNTY OF ORLEANS PARISH

On this 18 day of JANUARY 2022, before me personally appeared Cala Boddie Colbert, Trustee(s) of Patrick Pierce Boddie Trust dated April 27, 1998, who is/are known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing Certification of Trust Affidavit and Indemnity Agreement and who, under oath, swore that the facts contained therein are true and correct to the best of his/her/their knowledge.

Notary Public

My Commission Expires: LIFE

MARIELOU T RAY
Notary Public # 86505
State of Louisiana
Jefferson Parish
Statewide Jurisdiction
My Commission is for Life

202202020012275

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 413, Bristol West End, a condominium development, a horizontal property regime established by Master Deed, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, Instrument No. 20190624-0060657, Instrument No. 20210304-0028708, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Cala Boddie Colbert, as Trustee of the Nathan Van Boddie Trust dated December 24, 1990, as to an undivided 35% interest, Cala Boddie Colbert, as Trustee of the Sarah Ann Boddie Trust dated December 30, 1992, as to an undivided 35% interest, and Cala Boddie Colbert, as Trustee of the Patrick Pierce Boddie Trust dated April 27, 1998, as to an undivided 30% interest, all as tenants in common with each other. by Warranty deed from John Patrick Manes, married of record in Instrument No. 20130903-0092316 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 03, 2013.

Being also known as 3000 Vanderbilt Place 413 Nashville, Tennessee 37212.

Prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
(615) 613-0483

CERTIFICATION OF TRUST AFFIDAVIT AND INDEMNITY AGREEMENT

Comes now, Cala Boddie Colbert Trustee(s) of Sarah Ann Boddie Trust dated December 30, 1992 (the "Trust"), who, after having been duly sworn, hereby states as follows:

1. I/we am/are over the age of eighteen (18) and have personal knowledge of the facts stated herein, pursuant to Tenn. Code Ann. Sec. 35-15-1013, as follows:

(1) The Trust was established on December 30, 1992.

(2) The settlor(s) of the Trust is/are: Ann A. Boddie. The original trustee(s) is/are: Cala B. Colbert also known as Cala Boddie Colbert. The successor trustees are: set forth in the Trust.

(3) The administrative and managerial powers of the trustees include but are not limited to: the power to sell and convey real property.

(4) The Trust is: irrevocable.

(5) Cala Boddie Colbert must sign in order to exercise the various powers of the Trustees.

(6) A successor trustee shall be appointed upon death, incapacity or resignation of the original trustee.

(7) The Trust's identification number is on file with the preparer of this instrument.

202202020012275

(8) Assets of the Trust should be titled: Sarah Ann Boddie Trust dated December 30, 1992

(9) To the best my/our knowledge, the Trust has not been revoked, modified or amended in any manner that would cause the representations in this certification of trust to be incorrect.

2. The Trust is a validly formed and existing trust, and there are no liens or threatened or pending claims or litigation against the Trust.

3. I/we have/has full power and authority to enter into any agreements, deeds, settlement statements or other documents related to the sale of the property known as:

3000 Vanderbilt Pl Unit 413, Nashville, TN 37212 (the "Property");

and to execute, on behalf of the Trust, all documents necessary to effectuate these transactions, WITHOUT JOINDER OF ANY GRANTOR, CO-TRUSTEE, BENEFICIARY, OR ANY OTHER PERSON.

FURTHER, the undersigned, jointly and severally, for themselves, their heirs, personal representatives and assigns, do hereby covenant and agree with Stewart Title Guaranty Company and/or Chicago Title Insurance Company (the "Company") and Lawyer's Escrow Service, Inc. and/or Windmill Title, LLC (the "Agent") to forever fully protect, defend and save the Company and the Agent harmless from and against any and all loss, cost, damages, attorneys' fees and expenses of every kind and nature which it/they may suffer, expend or incur, and to provide for the defense, at their own expense, of the Company and/or the Agent and/or parties protected under any title insurance commitments or policies issued by the Company or the Agent in connection with the Property (but without prejudice to the right of the Company to defend if it so elects), in all actions or

proceedings based upon: (i) any challenge to the validity of action taken by or on behalf the Trust, or (ii) any claim or lien which may be asserted or established against the Property, or interest therein, which arises from claims or liens against the Trust; and to comply with any reasonable request by the Company or the Agent to execute any additional documents or corrective instruments in order to cure any defects in the validity of action taken by or on behalf of the Trust or defects in title to the Property arising from claims or liens against the Trust.

The Company shall have the right at any time hereafter, upon notice to the undersigned below, when it shall deem necessary, expedient, desirable or of interest to do so, in its sole discretion, to pay, discharge, satisfy or remove any defects in title to the Property arising from claims or liens against the Trust. The undersigned covenants and agrees to pay to the Company all amounts so expended on demand.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, the undersigned has executed this Certification of Trust Affidavit and Indemnity Agreement as of this 18 day of JANUARY 2022.

Cala Boddie Colbert

Cala Boddie Colbert, Trustee

NOTARY CERTIFICATION

STATE OF LOUISIANA

COUNTY OF ORLEANS PARISH

On this 18 day of JANUARY 2022, before me personally appeared Cala Boddie Colbert, Trustee(s) of Sarah Ann Boddie Trust dated December 30, 1992, who is/are known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing Certification of Trust Affidavit and Indemnity Agreement and who, under oath, swore that the facts contained therein are true and correct to the best of his/her/their knowledge.

Notary Public

My Commission Expires: LIFE

MARIELOU T RAY
Notary Public # 86505
State of Louisiana
Jefferson Parish
Statewide Jurisdiction
My Commission is for Life

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 413, Bristol West End, a condominium development, a horizontal property regime established by Master Deed, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, Instrument No. 20190624-0060657, Instrument No. 20210304-0028708, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Cala Boddie Colbert, as Trustee of the Nathan Van Boddie Trust dated December 24, 1990, as to an undivided 35% interest, Cala Boddie Colbert, as Trustee of the Sarah Ann Boddie Trust dated December 30, 1992, as to an undivided 35% interest, and Cala Boddie Colbert, as Trustee of the Patrick Pierce Boddie Trust dated April 27, 1998, as to an undivided 30% interest, all as tenants in common with each other. by Warranty deed from John Patrick Manes, married of record in Instrument No. 20130903-0092316 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 03, 2013.

Being also known as 3000 Vanderbilt Place 413 Nashville, Tennessee 37212.

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 18 day of January, 2022

Ernest D Bennett III 1/18/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 18 day of January, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023