Karen Johnson Davidson County
Batch# 821279 DEEDWARR
03/14/2022 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,100.75
20220314-0029243

Warranty Deed

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $297,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2022.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Peyton Lane Miller	FIRST BANK	072-05-0L-408.00-CO
1041 East Trinity Lane #408	722 COLUMBIA AVE	
Nashville, TN 37216	FRANKLIN, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MORGAN COYNER, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEYTON LANE MILLER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 408 of 1041 Flats, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium for 1041 Flats, a condominium, of record in Instrument Number 20200417-0040597, as amended in Instrument Number 20200710-0075270, Instrument Number 20200820-0094232, and Instrument Number 20201217-0149305, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to the First Amendment to said Declaration, of record in Instrument Number 20200710-0075270, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to 1041 East Trinity LP, LLC, a Tennessee limited liability company by Special Warranty Deed from Stratos Development Group, LLC, a Tennessee limited liability company, and BTLP, LLC, a Tennessee limited liability company, of record in Instrument No. 20181219-0123536, Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 19, 2018.

Being a portion of the same property conveyed to 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190108-0002094, Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 08, 2019.

Being a portion of the same property conveyed to Morgan Coyner, Single woman by Warranty deed from 1041 East Trinity LP LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210224-0023273 Register's Office for Davidson County, Tennessee, dated February 16, 2021 and recorded on February 24, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1041 East Trinity Lane #408, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2022.

Morgan Coyner

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Morgan Coyner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2022.

Notary Public

My Commission Expires: 11.13.2026

SHARON D. ROGERS NOTARY PUBLIC WAKE COUNTY, NC

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 03/07/2022 ____ (date of ~~document~~).

Affiant Signature

03/07/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025