THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339819** Karen Johnson Davidson County Batch# 822991 DEEDWARR 03/16/2022 11:01:54 AM 2 pgs Cha Fees: $13.00 Taxes: $1,106.30 10 20220316-0030632	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,000.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2022. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Mary Elizabeth Fetzer 420 Bowling Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-13-0D-012.00 CO

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, **Peter Mintz and Caryn Lisa Mintz, Trustees of the Peter and Caryn Mintz Living Trust dated January 29, 2013** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mary Elizabeth Fetzer**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A-3 as shown on the map entitled Bellwood Terrace Condominiums, of record in Plat Book 5200, pages 568-569, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PETER MINTZ AND CARYN MINTZ, TRUSTEES OF THE PETER AND CARYN MINTZ LIVING TRUST DATED JANUARY 29, 2013, by deed from RONALD L. WILSON AND CINDA L. WILSON, HUSBAND AND WIFE, of record in Instrument No. 20210622-0083973 , dated June 21, 2021 , said Register's Office.

Trust was erroneously referenced in prior conveyance and should have read: PETER MINTZ AND CARYN LISA MINTZ, TRUSTEES OF THE PETER AND CARYN LISA MINTZ LIVING TRUST DATED JANUARY 29, 2013

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 104-13-0D-012.00 CO.

Master Deed of record in Book 6100, page 177 and in Instrument No. 19991213-0302356, said Register's Office.

Matters shown on the Plan of record in Plat Book 5200, pages 568-589, said Register's Office.

This is improved property located at 420 Bowling Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of March, 2022.

The Peter and Caryn Mintz Living Trust dated January 29, 2013

By: Peter Mintz, Trustee TTEE

By: Caryn Lisa Mintz, Trustee TTEE

STATE OF Florida)

COUNTY OF Palm Beach)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter Mintz and Caryn Lisa Mintz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Peter and Caryn Lisa Mintz Living Trust dated January 29, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of March, 2022.

Notary Public

My Commission Expires: 11-12-2022

NANCY L MAZZA
Notary Public - State of Florida
Commission # GG 275594
My Comm. Expires Nov 12, 2022
Bonded through National Notary Assn.