Karen Johnson Davidson County
Batch# 825926 DEEDWARR
03/22/2022 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $7,862.50
20220322-0032621

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. BC-21-1687

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Lockhart Thomas and Erin Thomas	//	
(NAME)	(NAME)	
207 3rd Avenue North #402	1012 Michaels Way	093-02-3D-006.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Highlands Ranch, CO 80126	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Eric B. Gamble, Trustee of The Joshua Ryan Keith Trust U/A/D December 18, 1998**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David L Thomas and Erin Thomas, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit in Davidson County, Tennessee, being Units No. 402 in a Horizontal Property Regime as shown on the condominium site plat of the 207 Third Avenue North Condominiums, as shown on Exhibit "B" of the Master Deed for The Phoenix Loft of record in Instrument No. 20040701-0078141, and as amended by Amended and Restated to Master Deed for The Phoenix Loft in Instrument No. 20050907-0107157, further amended by Amended and Restated Master Deed for The Phoenix Loft in Instrument No. 20051019-0125906, and further amended in First Amendment to the Amended and Restated Master Deed for the Phoenix Loft in Instrument No. 20120515-0041818 Register's Office for Davidson County, Tennessee, to which plan and amended plan references are hereby made for a more complete and accurate description, see attached Exhibit "B".

Being the same property conveyed to Eric B. Gamble, Trustee of The Joshua Ryan Keith Trust U/A/D December 18, 1998 by Warranty deed from Ward R. Pace and Michel McDonald, husband and wife of record in Instrument No. 20120515-0041819 Register's Office for Davidson County, Tennessee, dated May 01, 2012 and recorded on May 15, 2012.

This is property more commonly known as 207 3rd Avenue North #402, Nashville, TN 37201.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 7th day of March, 2022.

The Joshua Ryan Keith Trust U/A/D
December 18, 1998 dated December 18, 1998

By: Eric B Gamble Trustee
Eric B. Gamble, Trustee

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Franklin

On this 7th day of March, 2022, before me personally appeared Eric B. Gamble, Trustee of The Joshua Ryan Keith Trust U/A/D December 18, 1998 dated December 18, 1998, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2022.

Notary Signature ATTY/NO EXPIRATION
My commission expires:

Certificate of Authenticity

I, Jill Neely, 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

Jill M Neely

Affiant Signature

3/13/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of March, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)