WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,080,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/7/24
(AFFIX SEAL)

LINDSAY KISER BELL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

DM-CR-22-3000-404

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 865669 **DEEDWARR**
06/01/2022 01:25:39 PM 2 pgs
Fees: $13.00 Taxes: $3,996.00

20220601-0063304

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Christina Spada and Mark Theron Wright	Same as above	
(NAME)	(NAME)	**104 02 2A 404.00**
3000 Poston Ave #404		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CHRIS HALOUMA, TRUSTEE OF THE NIX FAMILY 2019 LONG TERM IRREVOCABLE TRUST, DATED MAY 17, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINA SPADA AND MARK THERON WRIGHT, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 404, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, and Third Amendment to Master Deed of record in Instrument No. 20190531-0051836, Register's Office for Davidson County, Tennessee, said Units being depicted on the site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space number 404A and 404B as set forth in said Master Deed.

Being the same property conveyed to Chris Halouma, Trustee of the Nix Family 2019 Long Term Irrevocable Trust, dated May 17, 2019, by Warranty Deed from LaDonna Y. Boyd, of record in Instrument No. 20210908-0120047, in the Register's Office of Davidson County, Tennessee, dated August 30, 2021 and recorded on September 08, 2021.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A. W. Wills Subdivision of Lot No. 40 of Boyd Cockrill Spring Tract, as recorded in Plat Book 57, Page(s) 114 .
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Poston At The Park Condominium of record in Instrument No. 20151209-0124008, as amended by instrument(s) of record in Instrument No. 20151215-0126061, Instrument No. 20170330-0031250 and Instrument No. 20190531-0051836; also subject to easements, rights and interests 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 building thereon.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150721-0071420.
- Easement for Grant of Utility Line, recorded in Instrument No. 20161014-0108914 and Instrument No. 20161014-0108915.
- Easement recorded in Instrument No. 20161212-0130105.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Poston Ave #404, Nashville, Tennessee 37203**.

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 hand(s) this the 24th DAY OF MAY, 2022.

Chris Halouma, Trustee of the Nix Family 2019 Long Term Irrevocable Trust, dated May 17, 2019

BY: _____
Chris Halouma
Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS HALOUMA, TRUSTEE OF THE NIX FAMILY 2019 LONG TERM IRREVOCABLE TRUST, DATED MAY 17, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and ~~official seal~~, this the 24th of May, 2022.

_____
Notary Public
My Commission Expires: My Commission Expires
(SEAL) April 7, 2026

LINDSAY KISER BELL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212